



# City of Richmond

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## Meeting Minutes Planning Commission

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Monday, December 1, 2014

1:30 PM

5th Floor Conference Room

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### Call To Order

Mr. Poole called the meeting to order at 1:31 p.m.

### Roll Call

**Present** 8 - Mr. Rodney Poole  
Mr. Melvin Law  
Ms. Kathy Graziano  
Mr. David Johannas  
Ms. Jane Ferrara  
Ms. Lynn McAteer  
Mr. Jeffrey Sadler  
Mr. Doug Cole

**Absent** 1 - Ms. Amy Howard

### Chair's Comments

Mr. Poole welcomed everyone who was present.

### Approval of Minutes

[ID 14-051](#) November 17, 2014 Minutes

**Attachments:** [Draft November 17, 2014 Minutes](#)

A motion was made by Ms. Graziano, seconded by Mr. Law, that the November 17, 2014 Minutes be approved. The motion carried by a unanimous vote.

### Director's Report

- Council Action Update

### Consideration of Continuances and Deletions from Agenda

Item 5, ORD. 2014-243, was moved to the Regular Agenda.

1. [ORD. 2014-224](#) To authorize the special use of the property known as 3200 Utah Place for the purpose of authorizing a day nursery for up to 12 children, upon certain terms and conditions.

- Attachments:** [Staff Report](#)  
[Location Map](#)  
[ORD. 2014-224](#)  
[Letters of Support](#)

The applicant requested that this item be withdrawn.

6. [ORD. 2014-221](#) To authorize the special use of the property known as 1600 Monument Avenue for the purpose of authorizing outdoor dining for an existing restaurant, upon certain terms and conditions.

- Attachments:** [ORD. 2014-221](#)

A motion was made by Ms. Graziano, seconded by Ms. McAteer, that this Ordinance be recommended for a 30-day continuance to the Commission's January 5, 2015 meeting. The motion carried by a unanimous vote.

7. [ORD. 2014-194](#) To authorize the special use of the property known as 2216 Keswick Avenue for the purposes of a single-family detached dwelling unit and a take-out restaurant, upon certain terms and conditions.

- Attachments:** [Location Map](#)  
[ORD. 2014-194](#)  
[Images](#)  
[Letters & Petitions of Opposition](#)  
[Petition of Support](#)

A motion was made by Ms. Graziano, seconded by Mr. Law, that this Ordinance be recommended for a 60-day continuance to the Commission's February 2, 2015 meeting. The motion carried by a unanimous vote.

## Consent Agenda

There was no public comment on the Consent Agenda.

A motion was made by Ms. Graziano, seconded by Mr. Law, that the Consent Agenda be approved. The motion carried by a unanimous vote.

2. [ORD. 2014-235-21](#)  
[6](#) To rezone the properties known as 1829 West Cary Street and 1831 West Cary Street from the R-7 Single- and Two-Family Urban Residential District to the UB Urban Business District.

- Attachments:** [Staff Report](#)  
[Location Map](#)  
 ORD. 2014-235  
[Application & Applicant's Report](#)  
[Letters of Support](#)  
[Image](#)

This Ordinance was recommended for approval on the Consent Agenda.

- 3. [ORD. 2014-236-21](#)  
[7](#) To close, to public use and travel, two alleys in the block bounded by Porter Street, West 12th Street, Bainbridge Street and West 13th Street, consisting of 3,842± square feet, upon certain terms and conditions.

**Attachments:** [Staff Report](#)  
[Location Map](#)  
[ORD. 2014-236](#)  
[Survey & Plans](#)

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

- 4. [ORD. 2014-242-22](#)  
[1](#) To authorize the special use of the property known as the Greater Richmond Convention Center, located at 416 East Broad Street, for the purpose of permitting a rooftop wireless communications facility, upon certain terms and conditions.

**Attachments:** [Staff Report](#)  
[Location Map](#)  
[ORD. 2014-242](#)  
[Application & Applicant's Report](#)  
[Plans](#)

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

**Regular Agenda**

- 5. [ORD. 2014-243-22](#)  
[2](#) To authorize the special use of the property known as 3200 Floyd Avenue for the purposes of allowing a two-car garage within the required front yard setback and a driveway exceeding nine feet in width within a front yard, upon certain terms and conditions.

**Attachments:** [Staff Report](#)  
[Location Map](#)  
[ORD. 2014-243](#)  
[Application & Applicant's Report](#)  
[Plans](#)

Ms. Lory Markham gave an outline of the special use permit application.

Margaret Anne Powers, applicant and property owner, gave some history on the reason for the special use permit application and requested the Commission support the application.

Mr. Sadler expressed concern about unnecessary curb cuts breaking the sidewalk and interrupting the pedestrian realm. He stated that generally he is not supportive of curb cuts, but is willing to support this particular scenario.

There was no public comment on this item.

A motion was made by Mr. Law, seconded by Mr. Johannas, that this Ordinance be recommended for approval. The motion carried by a unanimous vote.

8. [ID 14-049](#) Presentation: Midlothian/Belt Boulevard Corridor Study

**Attachments:** [Midlothian/Belt Boulevard Corridor Study](#)

Barbara Jacocks, Richmond Regional Planning District Commission (RRPDC), gave a brief overview of the Midlothian/Belt Boulevard Corridor Study.

Sarah Stewart, RRPDC, gave some background on the existing land use and zoning along the corridor.

Ms. Jacocks gave a summary of the study and how the corridor's potential could be optimized.

**This Report was presented to the Commission.**

9. [ID 14-050](#) Presentation: GRTC Bus Rapid Transit Project

**Attachments:** [Project Overview](#)

Mr. Steven McNally, GRTC, present the conceptual plan for Bus Rapid Transit (BRT) along the Broad Street and East Main Street corridor from Willow Lawn to Rocketts Landing.

**This Report was presented to the Commission.**

10. [ID 14-037](#) Citywide Master Plan Update

Mr. Olinger stated that due to staffing shortages, he will have an update for the Commission at their next meeting. He stated that he has requested \$500,000 for the Citywide Master Plan update.

Mr. Poole questioned if this was enough funding to complete the update.

## **Upcoming Items**

Ms. Markham stated that there are two items, a budget paper for the Low Line Park and a property transfer paper for the Martin Agency) that have been introduced for consideration by the Commission at a special meeting to be held on December 8, 2014.

A motion was made by Ms. Graziano, seconded by Mr. Law, that the December 15, 2014 meeting of the Commission be cancelled. The motion passed unanimously.

Ms. Markham stated that the Commission will need to elect officers at their first meeting in January. The Commission agreed that the nominating committee would nominate officers to be appointed by the whole Commission.

## **Adjournment**

Mr. Poole adjourned the meeting at 3:23 p.m.

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Rodney M. Poole, Chair

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Lory P. Markham, Secretary