



City of Richmond

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Meeting Minutes - Draft Planning Commission

Monday, May 21, 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
2018.008](#)

Attachments: [Draft May 7, 2018 Meeting Minutes.pdf](#)

A motion was made by Vice Chair Law, seconded by Commissioner Murthy, that the May 7, 2018 Meeting Minutes be adopted. The motion carried by the following vote:

Aye -- 6 - * Chair Rodney Poole, * Vice Chair Melvin Law, * Commissioner Vivek G. Murthy, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Max Hepp-Buchanan and * Commissioner John Thompson

Excused -- 1 - * Committee Member Ellen Robertson

Abstain -- 2 - * Commissioner David Johannas and * Commissioner Selena Cuffee-Glenn

Director's Report

- Monroe Ward Rezoning Update

Ms. Mark Olinger provided an update on the Monroe Ward Rezoning.

- Public Art Master Plan Update

Mr. Mark Olinger provided an update on the Public Art Master Plan.

- Richmond 300 Update

Ms. Maritza Pechin provided an update on Richmond 300 (City Master Plan update).

- Council Action Update

Mr. Ebinger provided an update on the actions taken by City Council at its May 14, 2018 meeting.

Consideration of Continuances and Deletions from Agenda

There were no continuances or deletions from the agenda.

Consent Agenda

Public Hearing:

Mr. Mark Dray, resident of The Prestwoud, opposed Item 2.

Ms. Barbara Abernathy opposed Item 5.

Mr. Jerome Legions, President of Carver Area Civic Association, supported Item 5.

Ms. Afshani, the applicant, supported Item 2.

Ms. Sheila Abernathy, opposed Item 5.

A motion was made by Commissioner Hepp-Buchanan, seconded by Vice Chair Law, 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. [ORD. 2018-135](#) To conditionally rezone the property known as 104 North Belvidere Street from the R-73 Multifamily Residential District to the B-4 Central Business District (Conditional), upon certain proffered conditions.

- Attachments:** [Ord. No. 2018-135](#)
[Staff Report](#)
[Proffer Statement](#)
[Application Form & Applicant's Report](#)
[Map1](#)
[Survey](#)
[Map](#)
[Public Response Forms](#)

This Ordinance was recommended for approval to the City Council.

- 3. [ORD. 2018-136](#) To conditionally rezone the properties known as 701, 705, and a portion of 715 West 19th Street from the R-53 Multifamily Residential District to the RF-2C Riverfront District (Conditional); a portion of the property known as 715 West 19th

Street, a portion of the property known as 1701 Stonewall Avenue, and 700 Cowardin Avenue from the B-3 General Business District to the RF-2C Riverfront District (Conditional); and a portion of the property known as 1701 Stonewall Avenue from the M-1 Light Industrial District to the RF-2C Riverfront District (Conditional), upon certain proffered conditions.

Attachments: [Staff Report](#)
[Ord. No. 2018-136](#)
[Proffer Statement April 20, 2018](#)
[Application Form & Applicant's Report](#)
[Survey](#)
[Map](#)
[Letter of No Opposition](#)

This Ordinance was recommended for approval to the City Council.

4. [ORD. 2018-137](#) To rezone the property known as 127 North 17th Street from the M-1 Light Industrial District to the TOD-1 Transit-Oriented Nodal District.

Attachments: [Staff Report](#)
[Ord. No. 2018-137](#)
[Application Form & Applicant's Report](#)
[Survey](#)
[Map](#)
[Letter of Support](#)

Commissioner Johannas asked if the Department of Planning and Development Review has oversight over retaining the historic building on the property.

Mr. Olinger stated a hotel would be required to receive approval of a plan of development, and that he has been discussing the project with the applicant.

Commissioner Johannas stated the City needs a preservation plan to maintain the historic character of property.

This Ordinance was recommended for approval to the City Council.

5. [ORD. 2018-138](#) To authorize the special use of the property known as 800 West Marshall Street for the purpose of a mixed-use building containing a restaurant and up to two dwelling units, upon certain terms and conditions.

Attachments: [Staff Report](#)
[Ord. No. 2018-138](#)
[Application Form](#)
[Applicant's Report](#)
[Plans & Survey](#)
[Map](#)

This Ordinance was recommended for approval to the City Council.

6. [ORD. 2018-148](#) To amend Ord. No. 2017-036, adopted May 15, 2017, which adopted the Fiscal Year 2017-2018 General Fund Budget and made appropriations pursuant thereto, by re-appropriating a \$1,000,000.00 portion of the Fiscal Year 2016-2017 fund balance excess, assigned by Res. No. 2017-R080, adopted Nov. 6, 2017, to the General Fund Cash Transfer for Capital Projects program, and appropriated these transferred funds to the Fiscal Year 2017-2018 Capital Budget by increasing estimated revenues by \$1,000,000.00 and the amount appropriated to the School Capital Maintenance project in the Education category by \$1,000,000.00, all for the purpose of abating lead in the water supply first and then other issues related to health and safety in public schools administered by the School Board of the City of Richmond, Virginia.

Attachments: [Staff Report](#)
[Ord. No. 2018-148](#)

This Ordinance was recommended for approval to the City Council.

7. [UDC 2018-18](#)

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

This Location, Character and Extent Item was approved

8. [UDC 2018-19](#)

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

This Location, Character and Extent Item was approved.

9. [UDC 2018-21](#)

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

10. [CPCR.2018.052](#)

Attachments: [Staff Report](#)
[Draft Code Amendment](#)
[Updated Draft Code Amendment](#)
[Resolution](#)

Mr. Matthew Ebinger provided staff's presentation.

Public Hearing: Mr. Phil Coheen spoke in opposition.

A motion was made by Commissioner Johannas that this City Planning Commission Resolution be denied. The motion failed for lack of a second.

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

- Aye --** 7 - * Chair Rodney Poole, * Vice Chair Melvin Law, * Commissioner Selena Cuffee-Glenn, * Commissioner Vivek G. Murthy, * Commissioner Elizabeth Hancock Greenfield, * Commissioner John Thompson and * Committee Member Ellen Robertson
- No --** 2 - * Commissioner David Johannas and * Commissioner Max Hepp-Buchanan

11. [UDC 2018-20](#)

Attachments: [UDC Report to CPC](#)
[Staff Report to UDC](#)
[Location & Plans](#)
[Supplement - Benches and Dimensions](#)

Mr. Ebinger informed the Commission that the applicant requested this item be considered for Final Location, Character, and Extent Review.

Mr. Josh Son provided staff's presentation.

Ms. Amelia Wehunt, Timmons Group, provided the applicant's presentation.

Ms. Andrea Almond, 3North, provided the applicant's presentation, which included modifications to the plans.

Mr. Poole asked Ms. Almond if she believed the modifications are consistent with the recommendations of the Urban Design Committee.

Ms. Almond stated yes, with the exception of the vertical portions of the new steel structure for which a non-galvanized finish is being considered.

Public Hearing:

Ms. Lucy Meade, Venture Richmond, spoke in support of the item and stated there may be maintenance cost issues associated with the non-galvanized portions of the structure.

A motion was made by Commissioner Johannas, seconded by Committee Member Robertson, that this Location, Character and Extent Item be adopted with the following conditions:

- The proposed benches are a true wood bench, as specified in the plans
- The lighting fixtures are a 3000k light color and should match the color of existing lighting
- A five foot clearance be maintained between the guard rail on the southern side of the walkway and the planters
- The planter boxes are placed in a way that considers the façade of the building openings and the possible future commercial uses of the buildings

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

The following is a tentative list of upcoming items:

Public Art Master Plan (June 4)

Westhampton School Rezoning (June 18)

White House of the Confederacy Old & Historic District Amendment (June 18)

Adjournment

Mr. Poole adjourned the meeting at 3:02 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.