



City of Richmond

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Meeting Minutes - Draft Planning Commission

Tuesday, January 21, 2020

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 7 - * Chair Rodney Poole, * Vice Chair Melvin Law, * Commissioner David Johannas, * Commissioner Vivek G. Murthy, * Commissioner Max Hepp-Buchanan, * Commissioner John Thompson, and * Commissioner Lenora Reid
- Absent 2 - * Commissioner Elizabeth Hancock Greenfield, and * Commissioner Ellen Robertson

Chair's Comments

Mr. Poole welcomed all who were present.

Approval of Minutes

1. PDRMIN 2019.028

Attachments: [DRAFT CPC Minutes_Nov 18, 2019 Meeting](#)

A motion was made by Commissioner Johannas, seconded by Vice Chair Law, that the November 18, 2019 Meeting Minutes be approved. The motion carried by the following vote:

Aye -- 6 - * Chair Rodney Poole, * Vice Chair Melvin Law, * Commissioner David Johannas, * Commissioner Max Hepp-Buchanan, * Commissioner John Thompson and * Commissioner Lenora Reid

Excused -- 1 - * Commissioner Vivek G. Murthy

2. PDRMIN 2019.026

Attachments: [DRAFT CPC Minutes_Nov 4, 2019 Meeting](#)

A motion was made by Commissioner Hepp-Buchanan, seconded by Commissioner Reid, that the November 4, 2019 Meeting Minutes be approved. The motion carried by the following vote:

Aye -- 6 - * Chair Rodney Poole, * Vice Chair Melvin Law, * Commissioner David Johannas, * Commissioner Max Hepp-Buchanan, * Commissioner John Thompson and * Commissioner Lenora Reid

Excused -- 1 - * Commissioner Vivek G. Murthy

3. PDRMIN 2019.025

Attachments: [DRAFT CPC Minutes Oct 21, 2019 Meeting](#)

A motion was made by Commissioner Thompson, seconded by Commissioner Johannas, that the October 21, 2019 Minutes be approved. The motion carried by the following vote:

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

Abstain -- 1 - * Commissioner Lenora Reid

4. PDRMIN 2019.027

Attachments: [DRAFT CPC Minutes Oct 30, 2019](#)

A motion was made by Commissioner Reid, seconded by Commissioner Johannas, that the October 30, 2019 Minutes be approved. The motion carried by the following vote:

Aye -- 6 - * Chair Rodney Poole, * Vice Chair Melvin Law, * Commissioner David Johannas, * Commissioner Vivek G. Murthy, * Commissioner John Thompson and * Commissioner Lenora Reid

Abstain -- 1 - * Commissioner Max Hepp-Buchanan

Director's Report

- Council Action Update

Mr. Ebinger provided an update on the actions taken by City Council at its January 13, 2020 meeting.

- Richmond 300 Update

Mr. Olinger provided an update.

Special Meeting

The Special Meeting regarding the Proposed Capital Budget Presentation will be held on Friday, March 6, 2020, 10:30 - 11:30 a.m.

Consideration of Continuances and Deletions from Agenda

5. ORD. 2018-324

To amend and reordain Ord. No. 2007-131-174, adopted Jul. 23, 2007, which authorized the special use of the property known as 1400 Grove Avenue for the purpose of permitting a multifamily dwelling consisting of no more than ten units and authorized the special use of the properties known as 1410 and 1412 Grove Avenue

for the purpose of allowing single-family attached dwellings on substandard sized lots, together with accessory off-street parking, to remove from the ordinance the provisions pertaining to 1412 Grove Avenue, upon certain terms and conditions.

- Attachments:** [Ord. No. 2018-324](#)
[Application Form & Applicant's Report](#)
[Map](#)

A motion was made by Commissioner Murthy, seconded by Commissioner Johannas, that this item be continued to the March 2, 2020 meeting of the Planning Commission. The motion carried unanimously.

- 6. ORD. 2018-325** To authorize the special use of the property known as 1412 Grove Avenue for the purpose of either a single-family attached dwelling or a single-family detached dwelling and up to four rooms or groups of rooms for short-term rental use, upon certain terms and conditions.

- Attachments:** [Ord. No. 2018-325](#)
[Application Form & Applicant's Report](#)
[Plans](#)
[Survey](#)
[Map](#)
[Letters of Opposition](#)
[Letters of Opposition](#)
[Public Comment Forms - Opposition](#)

A motion was made by Commissioner Murthy, seconded by Commissioner Thompson, that this item be continued to the March 2, 2020 meeting of the Planning Commission. The motion carried unanimously.

Consent Agenda

Consent Agenda Public Hearing: No one spoke.

A motion was made by Vice Chair Law, seconded by Commissioner Murthy, that the Consent Agenda be approved. The motion carried by the following vote:

- Aye --** 7 - * Chair Rodney Poole, * Vice Chair Melvin Law, * Commissioner David Johannas, * Commissioner Vivek G. Murthy, * Commissioner Max Hepp-Buchanan, * Commissioner John Thompson and * Commissioner Lenora Reid

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.

- 7. UDC 2020-01**

Attachments: [UDC Report to CPC](#)
[Staff Report to UDC](#)
[UDC 2020-01 Location & Plans](#)

This Location, Character and Extent Item was approved.

Regular Agenda

8. **CPCR.2019.11**

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Attachments: [Staff Report](#)
[Resolution](#)
[Map](#)
[Presentation](#)
[Letter of Support Scenic Virginia](#)

Mr. Olinger provided staff's presentation.

The motion to amend carried unanimously.

Public Hearing:

Cyane Crump, Historic Richmond Foundation, spoke in support.

Mr. Neil Gibson informed the Commission that the Resolution should be amended to expressly state the public purposes of the proposed zoning text amendment.

Mr. Law asked wherein do we open the plugged gates of people that expect the view when they bought their property to never change, where do we stop and start protecting the views from various interested parties.

Mr. Poole stated his response would be that this is a particular view in the City of Richmond that has been discussed on multiple occasions whenever any development has occurred within about a 280 degree view shed and this is an attempt on the part of the department to study how to best define a view that is worth it.

A motion was made by Commissioner Hepp-Buchanan, seconded by Commissioner Murthy, that this City Planning Commission Resolution be adopted with the following amendments:

1. The last paragraph be amended to read: "NOW, THEREFORE BE IT RESOLVED that the City Planning Commission hereby concludes that it is appropriate to initiate the study of the creation of an amendment to the official zoning text for the purpose of creating provision for Viewshed Protection Overlay Districts, and the Libby Hill Historic Viewshed Protection Overlay District."

2. The resolution be amended to expressly state the public purposes of the proposed zoning text amendment, pursuant to Sec. 15.2-2286(7) of the Code of Virginia.

The motion carried by the following vote:

Aye -- 7 - * Chair Rodney Poole, * Vice Chair Melvin Law, * Commissioner David Johannas, * Commissioner Vivek G. Murthy, * Commissioner Max Hepp-Buchanan, * Commissioner John Thompson and * Commissioner Lenora Reid

**9. ORD.
2019-294**

To close, to public use and travel, a portion of Greenville Avenue between its southern terminus and Kansas Avenue and a portion of a 16' alley located in the adjacent block to the east of Greenville Avenue and bounded by Kansas Avenue to the north and Carter Street to the east, together consisting of 22,760± square feet, and to authorize the Chief Administrative Officer to accept the dedication of a 500 square foot right-of-way area for a turnaround near the proposed new southern terminus of the alley, all for the purpose of facilitating redevelopment of the area, upon certain terms and conditions.

Attachments: [Ord. No. 2019-294 - Amended 20200210](#)
[Staff Report](#)
[Map](#)
[Letters of Opposition](#)
[Letter of Withdrawal of Opposition](#)
[20200210 Amendment of Ord. No. 2019-294](#)

Mr. Brian Copple provided staff's presentation.

Mr. Chris Liesfeld, applicant, provided a presentation, informing the Commission he intends to build his house at the end of Carter Street and place a conservation easement on the property.

Mr. Poole asked you are agreeable with the City as to the changing of the price.

Mr. Liesfeld stated yes.

Mr. Poole asked do you intend to build on three lots.

Mr. Liesfeld stated no. It will be one continuous piece of property. Within the conservation easement will be an allocated space from the house.

Mr. Poole stated the purpose of the paper is to close that portion of the property that you do not own and now make it a part of that entire parcel.

Mr. Liesfeld stated yes.

Mr. Thompson asked who is holding the conservation easement.

Mr. Liesfeld stated Capital Region Land Conservancy.

Public Hearing:

Mark Brandon, Maymont Civic League, spoke in support.

Jerry Green shared concerns about the item.

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A motion was made by Commissioner Murthy, seconded by Commissioner Johannas, that this Ordinance be recommended for approval with the following amendments:

1. Change the fee due to the City from \$35,170.80 to \$25,202.90.
2. Add a condition that the property would be placed in a conservation easement, as described by the applicant.

The Commission discussed the potential problem with a condition to place the property in a conservation easement because the applicant would not become the owner of the current Right of Way until the ordinance is adopted.

A motion was made by Commissioner Murthy, seconded by Vice Chair Law, that this Ordinance be continued to the February 3, 2020 meeting of the Planning Commission to allow staff and the City Attorney's Office to determine language regarding placing the property in a conservation easement as a condition of approval of the ordinance.

The motion carried unanimously.

Upcoming Items

Mr. Ebinger summarized the list of items tentatively scheduled for the Feb 3, 2020 meeting of the Planning Commission.

Adjournment

Mr. Poole adjourned the meeting at 2:35 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.