



# City of Richmond

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

## Meeting Minutes - Final Planning Commission

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Monday, December 4, 2017

1:30 PM

5th Floor Conference Room

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### 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 Selena Cuffee-Glenn, \* Commissioner Vivek G. Murthy, \* Commissioner Elizabeth Hancock Greenfield, and \* Commissioner John Thompson
- Absent 2 - \* Commissioner Max Hepp-Buchanan, and \* Committee Member Ellen Robertson

NOTE: Ms. Cuffee-Glenn was not in attendance at the meeting. Mr. Lee Downey served as her alternate.

### Chair's Comments

Mr. Poole welcomed all who were present.

### Approval of Minutes

The Minutes were not voted on due to a lack of quorum of members that attended the meetings. The Minutes will be voted on at the next meeting of the Planning Commission.

1. [PDRMIN  
2017.022](#)

**Attachments:** [Draft October 16, 2017 Meeting Minutes](#)

2. [PDRMIN  
2017.023](#)

**Attachments:** [Draft November 6, 2017 Meeting Minutes](#)

### Director's Report

Mr. Olinger provided details on the new audio equipment now being used by the Planning Commission in the 5th Floor Conference Room.

### Public Art Commission Vacancy

Commissioner Murthy is considering serving as the Planning Commission representative to the Public Art Commission.

### - Council Action Update

Mr. Ebinger provided an update on the actions taken by City Council at its November 13, 2017 meeting.

### - 2018 Meeting Schedule

Mr. Ebinger stated that the Planning Commission will continue to meet on the first and third Mondays of the month in 2018, unless City Hall is closed for a holiday. The 2018 meeting schedule will be posted shortly.

### - Update on the Master Plan Update

Ms. Maritza Pechin provided an update on the Master Plan Update, including the members of the Advisory Council.

## Consideration of Continuances and Deletions from Agenda

3. [ORD. 2017-229](#) To amend Ord. No. 96-37-71, adopted May 13, 1996, as previously amended by Ord. No. 2007-315-282, adopted Dec. 10, 2007, which authorized the special use of the properties known as 3300 to 3332 Cutshaw Avenue, for the purpose of the installation of three additional freestanding accessory satellite dish antennas, to permit a modification to the dimension requirements pertaining to omnidirectional and whip antennas, upon certain terms and conditions.

**Attachments:** [Ord. No. 2017-229](#)  
[Application Form & Applicant's Report](#)  
[Map](#)

**A motion was made by Commissioner Elizabeth Hancock Greenfield, seconded by Commissioner David Johannas, that this Ordinance be continued to the January 3, 2018 meeting of the Planning Commission. The motion carried unanimously.**

20. [ORD. 2017-232](#) To authorize the special use of the property known as 2318 Grove Avenue for the purpose of a day nursery for up to 30 children, upon certain terms and conditions.

**Attachments:** [Staff Report](#)  
[Ord. No. 2017-232](#)  
[Application Form & Applicant's Report](#)  
[5-5-2017 Plans & Survey](#)  
[Map](#)  
[Letters of Support and No Opposition](#)  
[Letters of Support Provided at 12-4-2017 Planning Commission Meeting](#)  
[Letters of Opposition Provided at 12-4-2017 Planning Commission Meeting](#)

**A motion was made by Commissioner Elizabeth Hancock Greenfield, seconded by Commissioner David Johannas, that this Ordinance be continued to the January 3, 2018 meeting of the Planning Commission. The motion carried unanimously.**

**Consent Agenda**

No one spoke during the Public Hearing for the Consent Agenda.

**A motion was made by Vice Chair Melvin Law, seconded by Commissioner John Thompson, that the Consent Agenda be approved. The motion carried unanimously (with Commissioner Johannas abstaining on Items 16 and 17).**

4. [ORD. 2017-216](#)

To authorize the Chief Administrative Officer to accept funds in the amount of \$20,000.00 from GEICO Secure Insurance Company; and to appropriate the amount of \$20,000.00 to the Fiscal Year 2017-2018 Capital Budget by increasing the estimated revenues and the amount appropriated to the Major Building Renovations project in the City Facility Maintenance and Improvements category by \$20,000.00 for the purpose of repairing the retaining wall and signage of a City-owned building located at 2932 Hawthorne Avenue.

**Attachments:** [Ord. No. 2017-216](#)  
[Staff Report](#)  
[Map](#)

**This Ordinance was recommended for approval to the City Council.**

5. [ORD. 2017-217](#)

To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to accept funds in the amount of \$210,000.00 from the Virginia Department of Transportation; to amend the Fiscal Year 2017-2018 Capital Budget by establishing a new project in the Transportation category called the North Huguenot Road Resurfacing project; and to amend the Fiscal Year 2017-2018 Capital Budget by increasing estimated revenues and the amount appropriated to the Department of Public Works’ new North Huguenot Road Resurfacing project by \$210,000.00 for the purpose of resurfacing North Huguenot Road between its intersection with Waxford Road and its intersection with the City’s boundary with Chesterfield County to the south.

**Attachments:** [Ord. No. 2017-217](#)  
[Staff Report](#)  
[Map](#)

**This Ordinance was recommended for approval to the City Council.**

6. [ORD. 2017-219](#)

To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to accept funds in the total amount of \$616,000.00 from the Virginia Department of Transportation; to amend the Fiscal Year 2017-2018 Capital Budget by establishing a new project in the Transportation category called the West Laburnum Avenue Resurfacing project; and to appropriate the amount of \$616,000.00 to the Fiscal Year 2017-2018 Capital Budget by increasing estimated revenues and the amount appropriated to the new Department of Public Works’

West Laburnum Avenue Resurfacing project by \$616,000.00 for the purpose of resurfacing West Laburnum Avenue between Brook Road and Saunders Avenue.

**Attachments:** [Ord. No. 2017-219](#)

[Staff Report](#)

[Map](#)

**This Ordinance was recommended for approval to the City Council.**

7. [ORD. 2017-218](#)

To authorize the Chief Administrative Officer to accept grant funds in the amount of \$500,000.00 from the Virginia Department of Health and to appropriate the increase to the Fiscal Year 2017-2018 Capital Budget by increasing estimated revenues and the amount appropriated to the Department of Public Utilities' Water Utility by \$500,000.00 for the purpose of funding full lead service line replacements in the city of Richmond.

**Attachments:** [Ord. No. 2017-218](#)

[Staff Report](#)

**This Ordinance was recommended for approval to the City Council.**

8. [ORD. 2017-220](#)

To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to accept funds in the total amount of \$800,000.00 from the Virginia Department of Transportation; to amend the Fiscal Year 2017-2018 Capital Budget by establishing a new project in the Transportation category called the Downtown Traffic Signal Retiming project; and to appropriate the amount of \$800,000.00 to the Fiscal Year 2017-2018 Capital Budget by increasing estimated revenues and the amount appropriated to the new Department of Public Works' Downtown Traffic Signal Retiming project by \$800,000.00 for the purpose of retiming signalized intersections located within certain areas of downtown Richmond.

**Attachments:** [Ord. No. 2017-220](#)

[Staff Report](#)

**This Ordinance was recommended for approval to the City Council.**

9. [ORD. 2017-222](#)

To declare that a public necessity exists and to authorize the acquisition by gift, purchase, condemnation, or otherwise of certain fee simple interests, temporary construction easements, permanent drainage easements, permanent slope easements, and permanent utility easements, for the purpose of constructing transportation improvements as part of the Deepwater Terminal Road to Goodes Street project in the Transportation category of the Fiscal Year 2017-2018 Capital Budget.

**Attachments:** [Ord. No. 2017-222](#)

[Staff Report](#)

[Map](#)

**This Ordinance was recommended for approval to the City Council.**

10. [ORD. 2017-223](#)

To declare that a public necessity exists and to authorize the acquisition of certain fee simple and easement interests in 3101 East Main Street for the purposes of providing vehicular access to 3101 Wharf Street, of the maintenance of the vehicular bridge crossing Gillies Creek and as otherwise needed to construct and maintain improvements to and across Gillies Creek, and of utilities, roadway maintenance, and the maintenance of a bus rapid transit station.

- Attachments:** [Ord. No. 2017-223](#)  
[Staff Report](#)  
[Plat](#)  
[Riverfront Plan\\_pgs 197 & 199](#)  
[Map](#)  
[Graphic Showing Overlay with Master Plan \(PC 12-4-2017\)](#)

**This Ordinance was recommended for approval to the City Council.**

11. [ORD. 2017-224](#)

To declare surplus and direct the conveyance of a portion of the City-owned real estate known as 3101 Wharf Street, consisting of 6,009± square feet, for nominal consideration to the Economic Development Authority of the City of Richmond.

- Attachments:** [Ord. No. 2017-224](#)  
[Staff Report](#)  
[Plat](#)  
[Riverfront Plan\\_pgs 197 & 199](#)  
[Map](#)  
[Graphic Showing Overlay with Master Plan \(PC 12-4-2017\)](#)

**This Ordinance was recommended for approval to the City Council.**

12. [ORD. 2017-225](#)

To close, to public use and travel, two portions of right-of-way known as East Main Street, consisting of 4,859± square feet and 18,935± square feet, respectively, located between its intersection with Gillies Creek and its intersection with Nicholson Street, upon certain terms and conditions.

- Attachments:** [Ord. No. 2017-225](#)  
[Staff Report](#)  
[Plat](#)  
[Riverfront Plan\\_pgs 197 & 199](#)  
[Map](#)  
[Graphic Showing Overlay with Master Plan \(PC 12-4-2017\)](#)

**This Ordinance was recommended for approval to the City Council.**

13. [ORD. 2017-226](#) To close, to public use and travel, a portion of right-of-way known as Water Street between its intersection with Gillies Creek and its intersection with East Main Street and Nicholson Street, consisting of 24,946± square feet, upon certain terms and conditions.

**Attachments:** [Ord. No. 2017-226](#)  
[Staff Report](#)  
[Plat](#)  
[Riverfront Plan pgs 197 & 199](#)  
[Map](#)  
[Graphic Showing Overlay with Master Plan \(PC 12-4-2017\)](#)

**This Ordinance was recommended for approval to the City Council.**

14. [ORD. 2017-228](#) To amend Ord. No. 2016-016, adopted Feb. 22, 2016, as previously amended by Ord. No. 2016-316, adopted Jan. 9, 2017, which authorized the special use of the properties known as 105 East Duval Street, 701 North 1st Street, and 708, 708 A, 710, 712, 714, 718, 722, 724, 728, 730, 732, 736 and 744 North 2nd Street for up to 194 multifamily dwelling units, commercial uses, and accessory off-street parking, to authorize up to 154 multifamily dwelling units, additional permitted uses, and a reduction in the height and mass of the proposed building, upon certain terms and conditions.

**Attachments:** [Ord. No. 2017-228](#)  
[Staff Report](#)  
[Application Form & Applicant's Report](#)  
[9-21-2017 Plans & Survey](#)  
[Map](#)  
[Letter of Support](#)

**This Ordinance was recommended for approval to the City Council.**

15. [ORD. 2017-230](#) To amend and reordain Ord. No. 72-151-158, adopted Jul. 24, 1972, as previously amended by Ord. No. 87-50-51, adopted Mar. 23, 1987, and Ord. No. 91-376-92-223, adopted Jun. 23, 1992, which authorized the special use of the property known as 410-414 Libbie Avenue for the purpose of modifications to the signage and parking requirements, upon certain terms and conditions.

**Attachments:** [Ord. No. 2017-230](#)  
[Staff Report](#)  
[Application Form & Applicant's Report](#)  
[Map](#)

**This Ordinance was recommended for approval to the City Council.**

16. [ORD. 2017-231](#) To authorize the special use of the property known as 2128 West Cary Street for the purpose of permitting a multifamily dwelling containing up to three dwelling units and uses permitted in the UB Urban Business District, upon certain terms and conditions.

**Attachments:** [Ord. No. 2017-231](#)  
[Staff Report](#)  
[Application Form & Applicant's Report](#)  
[Map](#)  
[Survey](#)  
[10-30-2017 Plans](#)  
[Letter of Support](#)

**This Ordinance was recommended for approval to the City Council.**

17. [ORD. 2017-233](#) To authorize the special use of the property known as 508 St. James Street for the purpose of permitting a multifamily dwelling containing up to four dwelling units, upon certain terms and conditions.

**Attachments:** [Ord. No. 2017-233](#)  
[Staff Report](#)  
[Application Form & Applicant's Report](#)  
[Plans 9-1-2017](#)  
[Map](#)  
[Letter of Support](#)  
[Letter of Support](#)

**This Ordinance was recommended for approval to the City Council.**

*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**

18. [ORD. 2017-203](#) To authorize the special use of the property known as 1302 Floyd Avenue for the purpose of a multifamily dwelling with up to four dwelling units, upon certain terms and conditions.

- Attachments:** [Ord. No. 2017-203](#)  
[Staff Report](#)  
[Application Form](#)  
[Applicant's Report](#)  
[Survey](#)  
[Plans](#)  
[Map](#)  
[Conditional Letter of No Opposition](#)  
[Letters of Opposition](#)

Mr. Leigh Kelley provided a presentation.

Mr. Matthew Ebinger informed the Commission that the letter of no opposition from the Fan District Association included conditions that were not included in the proposed ordinance.

Mr. Nolen Blackwood, the property owner, stated he would meet the Association's conditions privately.

Ms. Cyane Crump, Historic Richmond, spoke during the Public Hearing and stated support for the project if the ordinance authorizes no more than two dwelling units and requires adherence to historic tax credit standards for rehabilitation.

Mr. Blackwood stated this will be an historic tax credit project.

**A motion was made by Vice Chair Law, seconded by Commissioner Thompson, that this Ordinance be recommended for approval to the City Council.**

**The motion carried unanimously, with Mr. Johannas abstaining.**

**19. [ORD. 2017-221](#)**

To declare a public necessity for and to authorize the acquisition of the real property known as 8778 Rear West Huguenot Road for the purpose of the expansion of Lewis G. Larus Park.

- Attachments:** [Ord. No. 2017-221](#)  
[Staff Report](#)  
[Map](#)

Ms. Rosemary Green provided a presentation.

No one spoke during the Public Hearing.

**A motion was made by Commissioner David Johannas, seconded by Commissioner Vivek G. Murthy, that this Ordinance be recommended for approval to the City Council.**

**The motion carried unanimously.**

**Upcoming Items**

Mr. Ebinger provided an update on tentative upcoming items:



-December 18 Meeting: Shops at Stratford Hills Community Unit Plan, Chippenham Forest Community Unit Plan, Hull Street Library public art installation, Sauer's Property ROW Closure, DEQ Information Session regarding Chesapeake Bay Act, Update on the Public Art Master Plan.

-Election of Officers at first January meeting.

-Early 2018: Browns Island public art: Relocation of "The Mill" sculpture and installation of the emancipation monument.

**Adjournment**

Mr. Poole adjourned the meeting at 2:20 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.*

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Rodney M. Poole, Chair

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Matthew J. Ebinger, Secretary