



City of Richmond

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

Meeting Minutes Planning Commission

Monday, June 18, 2018

1:30 PM

2nd Floor Council Chamber

Call To Order

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

Roll Call

- Present 8 - * Chair Rodney Poole, * Vice Chair Melvin Law, * Commissioner Selena Cuffee-Glenn, * Commissioner Vivek G. Murthy, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Max Hepp-Buchanan, * Commissioner John Thompson, and * Committee Member Ellen Robertson
- Absent 1 - * Commissioner David Johannas

Chair's Comments

Mr. Poole welcomed all who were present.

Approval of Minutes

1. [PDRMIN 2018.010](#)

Attachments: [Draft June 4, 2018 Meeting Minutes](#)

A motion was made by Commissioner Murthy, seconded by Commissioner Thompson, that the June 4, 2018 Meeting Minutes 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 Max Hepp-Buchanan and * Commissioner John Thompson
- Excused --** 1 - * Committee Member Ellen Robertson

Director's Report

- 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 June 11, 2018 meeting.

Consideration of Continuances and Deletions from Agenda

There were no continuances or deletions from the agenda.

Consent Agenda

Public Hearing: In regards to Item 9, Mr. Glenwood Burley provided a letter of appreciation.

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

Aye -- 8 - * Chair Rodney Poole, * Vice Chair Melvin Law, * 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.
2018-157](#)

To amend City Code §§ 30-692.1 through 30-692.7, concerning requirements for the location and design of wireless communications facilities, microwave relay facilities, and radio and television broadcast antennas, and 30-1030.1, concerning when a plan of development is required, and to amend ch. 30, art. VI, div. 11 of the City Code by adding therein new sections 30-692.1:1, concerning definitions, and 30-692.1:2, concerning applications for the installation or construction of projects, for the purpose of reflecting amendments to state law.

Attachments: [Ord. No. 2018-157](#)
[Staff Report](#)

This Ordinance was recommended for approval to the City Council.

3. [ORD.
2018-159](#)

To authorize the special use of the property known as 1637 Williamsburg Road for the purpose of a day nursery within an existing church, upon certain terms and conditions.

Attachments: [Ord. No. 2018-159](#)
[Staff Report](#)
[Plans](#)
[Application Form & Applicant's Report](#)
[Survey](#)
[Map](#)
[Letters of Support](#)
[Letter of Support Provided at 6_18 Planning Commission Meeting.pdf](#)

This Ordinance was recommended for approval to the City Council.

4. [ORD.
2018-160](#)

To authorize the special use of the property known as 2825 M Street for the purpose

of two single-family attached dwellings, upon certain terms and conditions.

- Attachments:** [Ord. No. 2018-160](#)
[Staff Report](#)
[Application Form](#)
[Applicant's Report](#)
[Plans](#)
[Survey](#)
[Map](#)
[Letter of Support](#)
[Letter of Opposition](#)

This Ordinance was recommended for approval to the City Council.

5. [ORD. 2018-161](#)

To authorize the special use of the property known as 3413 S Street for the purpose of a single-family attached dwelling, upon certain terms and conditions.

- Attachments:** [Ord. No. 2018-161](#)
[Staff Report](#)
[Application Form & Applicant's Report](#)
[Plans](#)
[Survey](#)
[Map](#)
[Letter of Support](#)

This Ordinance was recommended for approval to the City Council.

6. [ORD. 2018-162](#)

To authorize the special use of the property known as 526 North Boulevard for the purpose of office uses, upon certain terms and conditions.

- Attachments:** [Ord. No. 2018-162](#)
[Staff Report](#)
[Application Form & Applicant's Report](#)
[Plans & Survey](#)
[Map](#)

This Ordinance was recommended for approval to the City Council.

7. [ORD. 2018-168](#)

To amend and reordain Ord. No. 2003-323-282, adopted Oct. 13, 2003, which authorized the special use of the property known as 700 Dinwiddie Avenue for the purpose of a shelter and social service delivery use, to authorize the addition of a modular classroom within an existing parking lot, under certain terms and conditions.

- Attachments:** [Ord. No. 2018-168](#)
[Staff Report](#)
[Application Form & Applicant's Report](#)
[Plans](#)
[Survey](#)
[Map](#)
[Letter of Support](#)

This Ordinance was recommended for approval to the City Council.

8. [UDC 2018-23](#)

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

This Location, Character and Extent Item was approved.

9. [UDC 2018-24](#)

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

This Location, Character and Extent Item was approved.

10. [UDC 2018-26](#)

- 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

11. [ORD. 2018-158](#)

To conditionally rezone a portion of the property known as 5800 Patterson Avenue and the properties known as 5800, 5802, 5804, 5806, 5808, 5810, and 5812 Park Avenue; and 5801, 5803, and 5805 Pratt Street from the R-4 Single-Family Residential District to the B-7C Mixed-Use Business District (Conditional).

Attachments: [Staff Report July 2, 2018 Meeting](#)
[Staff Report June 18, 2018 Meeting](#)
[Ord. No. 2018-158](#)
[Proffered Conditions](#)
[Application Form & Applicant's Report](#)
[Letter of Intent](#)
[Surveys](#)
[Map](#)
[Letters of Support](#)
[Letter of Support Provided at 6 18 Planning Commission Meeting](#)
[Public Response Form Support 7 2 Planning Commission Meeting](#)
[Public Response Form Support 6 18 Planning Commission Meeting](#)
[Letters of Opposition](#)
[Letter of Opposition Provided at 7 2 Planning Commission Meeting](#)
[Letters of Opposition Provided at 6 18 Planning Commission Meeting](#)
[Public Response Form Opposition 6 18 Planning Commission Meeting](#)
[Public Response Form Opposition 7 2 Planning Commission Meeting](#)
[Public Response Form Undecided 7 2 Planning Commission Meeting](#)

Mr. Matthew Ebinger and Ms. Kim Chen provided staff's presentation.

Mr. Chuck Rothenberg provided the applicant's presentation.

Mr. Thompson asked could a special use permit be better to submit rather than a rezoning.

Mr. Ebinger stated it is the prerogative of the applicant to submit a special use permit or a rezoning application. Staff worked with the applicant on a rezoning proposal.

Ms. Greenfield asked about the Traffic Study.

Mr. Rothenberg stated they are looking into pricing.

Ms. Cuffee-Glenn stated there is no funding available and recommended that applicant be willing to fund the study.

Mr. Murthy stated agreement.

Mr. Rothenberg stated this is regarding the overall traffic study Councilman Addison wants for the larger area. Bon Secours would help, but the study would not only be for the rezoning site.

Mr. Murthy asked for an explanation of getting to a rezoning application not a special use permit application.

Mr. Rothenberg stated they have asked for proposals to develop the site. Developers have told them they need to know the zoning is in place to be able to provide specific proposals.

Ms. Robertson asked will it be acceptable if developers come back and say the school cannot be preserved.

Mr. Rothenberg stated the proposals currently indicate that preservation is possible. It is Bon Secours' preference to preserve at least the 1917 portion of the school.

Ms. Robertson asked if a condition to preserve would be an option.

Mr. Rothenberg stated it would affect the July 1st deadline to have zoning in place.

Ms. Robertson asked what are the consequences if the July 1st deadline is not met.

Mr. Rothenberg stated Bon Secours can terminate agreements at Redskins Facility if Westhampton zoning is not approved and development is not proceeding. This is not Bon Secours' preference.

Ms. Greenfield asked can a condition of rezoning be added regarding Bon Secours paying for traffic study.

Mr. Rothenberg stated they are committed to the traffic study regarding site development during the plan of development process, but the other traffic study is for a larger area.

Mr. Hepp-Buchanan asked if the school could be preserved through the plan of development process.

Mr. Olinger stated no.

Mr. Murthy asked for further clarification on the process.

Mr. Rothenberg stated broad parameters were given to developers to prepare proposals, with preference given to preserving at least the 1917 portion of the school.

Mr. Murthy asked what economic gain there would be back to the City.

Mr. Rothenberg stated he does not have that information, but the performance agreement does have milestones.

Mr. Poole asked if the applicant will discuss plans of development for the parcels north of the school with the community.

Mr. Rothenberg stated yes.

Mr. Poole asked for clarification that the applicant would be responsible for the traffic study.

Mr. Rothenberg stated once the use is known, traffic impact will be analyzed.

Mr. Poole asked if parcels in the city would be used for parking for office buildings in the county.

Mr. Rothenberg shared options from the Bon Secours Campus Master Plan and charette.

Public Hearing:

Opposition:

Julie Dreschler - Save Libbie/Grove

Stewart Carter – Westview Civic Association

Debbie Lacey

Caroline Smith – Westhampton Homeowners Association

Bella Landron

Cyane Crump – Historic Richmond Foundation

Barbara Ebert

Greg Lucyk

Support:

Leigh Johnson – Westhampton Merchant's Association

John Marsan

Alice Massie

Mr. Rothenberg stated the B-7 zoning was chosen to create platform for proposals for developers. They have committed to additional discussions with the community. They are willing to assist with Councilman Addison's traffic study for the larger area and will provide traffic information for site specific development.

A motion was made by Commissioner Thompson, seconded by Commissioner Murthy, that this Ordinance be denied.

Mr. Thompson stated he cannot support rezoning because further due diligence is needed to further understand traffic impacts on the site, height restrictions are not sufficient, and Westhampton school must be preserved.

Mr. Murthy stated he is not comfortable making a decision today with the lack of information that has been provided. He believes the school site can be utilized for the benefit of the community. This is a large project, a more comprehensive approach is needed.

Ms. Cuffee-Glenn asked what are the next steps if the rezoning is denied.

Mr. Ebinger explained the next steps.

Mr. Poole stated the best way to preserve the buildings is to grant the proposal and allow the applicant to find the best proposal for preservation of the buildings.

Mr. Law concurred with Mr. Poole.

Ms. Robertson stated she does not support denial but wants more time. She is not comfortable with statements of preference for preservation.

Mr. Poole stated a motion to continue would supercede the motion to deny.

A motion was made by Committee Member Robertson, seconded by Commissioner Murthy, that this Ordinance be continued to the July 2, 2018 meeting of the Planning Commission. The motion carried by the following vote:

Aye -- 6 - * Commissioner Selena Cuffee-Glenn, * Commissioner Vivek G. Murthy, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Max Hepp-Buchanan, * Commissioner John Thompson and * Committee Member Ellen Robertson

No -- 1 - * Chair Rodney Poole

Abstain -- 1 - * Vice Chair Melvin Law

12. [UDC 2018-25](#)

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

Mr. Josh Son provided staff's presentation.

Mr. Poole questioned the need for the first recommendation.

Ms. Alice Massie provided a presentation for the applicant and stated she does not believe the first condition to be within the purview of the Urban Design Committee.

Mr. Poole asked about the second recommendation.

Ms. Massie stated the signs are shown on the plans.

Mr. Poole asked if there are provisions for approval that is substantially in accordance with the plans.

Mr. Ebinger stated yes.

Public Hearing:

Todd Woodson, Oregon Hill Neighborhood Association spoke in opposition.

A motion was made by Commissioner Elizabeth Hancock Greenfield, seconded by Vice Chair Melvin Law, that this Location, Character and Extent Item be approved with the following conditions:

-That the final layout of the content of the donor signage be approved administratively

-That the stationery signage be located substantially as shown on the plans

The motion carried by the following vote:

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

13. [CPCR.2018.0](#)
[61](#)

Attachments: [Staff Report](#)
[Resolution](#)
[Summary](#)

Mr. Mark Olinger provided staff's presentation.

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

Aye -- 8 - * Chair Rodney Poole, * Vice Chair Melvin Law, * 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 items scheduled for the July 2 meeting of the Planning Commission:

- 4910-4930 Forest Hill Avenue - Rezone to UB-2
- 5901 Patterson Avenue - SUP Amendment to allow personal service use
- Modification of boundaries of White House of the Confederacy Old & Historic District
- 939 Myers Street - CUP for nightclub use within bowling alley
- ROW closure/dedication pertaining to Railroad Ave/W 13th St/Riverview Pkwy

Adjournment

Mr. Poole adjourned the meeting at 4:21 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