



# City of Richmond

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

## Meeting Minutes - Draft Planning Commission

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Monday, October 1, 2018

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

NOTE: Douglas Dunlap served as an alternate for Commissioner Selena Cuffee-Glenn.

-- 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  
2018.017](#)

Attachments: [Draft CPC Minutes Sep 17, 2018](#)

**A motion was made by Commissioner Murthy, seconded by Commissioner Thompson, that the September 17, 2018 Meeting Minutes be adopted. The motion carried by the following vote:**

**Aye --** 6 - \* Chair Rodney Poole, \* Vice Chair Melvin Law, \* Commissioner David Johannas, \* Commissioner Vivek G. Murthy, \* Commissioner Elizabeth Hancock Greenfield and \* Commissioner John Thompson

**Abstain --** 3 - \* Commissioner Selena Cuffee-Glenn, \* Commissioner Max Hepp-Buchanan and \* Committee Member Ellen Robertson

### Director's Report

#### - Council Action Update

Mr. Ebinger provided an update on the actions taken by City Council at its September 24, 2018 meeting.

#### - Richmond 300 Update

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

**Consideration of Continuances and Deletions from Agenda**

There were no continuances or deletions from the agenda.

**Consent Agenda**

No one spoke during the Public Hearing.

**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 --** 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. 2018-242](#) To close, to public use and travel, the portion of North 40th Street between Crestview Road and M Street and a 16’ alley located in the block bounded by North 39th Street, Crestview Road, North 40th Street, and M Street, together consisting of 61,656± square feet, for the purpose of the construction of a Police Equestrian Center.

**Attachments:** [Staff Report](#)  
[Ord. No. 2018-242.pdf](#)  
[Map](#)

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

- 3. [ORD. 2018-244](#) To amend and reordain Ord. No. 2005-347-2006-13, adopted Jan. 9, 2006, which conditionally rezoned the property known as 2101 East Franklin Street from the M-1 Light Industrial District to the B-5 Central Business District (Conditional), upon certain proffered conditions, to revise the proffered conditions.

**Attachments:** [Staff Report](#)  
[Ord. No. 2018-244.pdf](#)  
[Application Form and Applicant's Report](#)  
[Survey](#)  
[Proffer Statement](#)  
[2006 Proffer Statement](#)  
[Map](#)

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

- 4. [ORD. 2018-246](#) To authorize the special use of the property known as 3008 Grayland Avenue for the purpose of a single-family detached dwelling, upon certain terms and conditions.

- Attachments:** [Staff Report](#)  
[Ord. No. 2018-246](#)  
[Application Form & Applicant's Report](#)  
[Plans & Survey](#)  
[Map](#)

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

5. [ORD. 2018-247](#) To authorize the special use of the property known as 3028 Grayland Avenue for the purpose of two single-family detached dwellings, upon certain terms and conditions.

- Attachments:** [Staff Report](#)  
[Ord. No. 2018-247](#)  
[Application Form & Applicant's Report](#)  
[Plans & Survey](#)  
[Map](#)

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

6. [ORD. 2018-248](#) To authorize the special use of the property known as 1731 Leicester Road for the purpose of a day nursery for up to four children, upon certain terms and conditions.

- Attachments:** [Staff Report](#)  
[Ord. No. 2018-248](#)  
[Application Form & Applicant's Report](#)  
[Survey](#)  
[Map](#)  
[Letter of Support](#)

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

7. [ORD. 2018-249](#) To authorize the special use of the property known as 4022 Midlothian Turnpike for the purpose of perimeter fencing, upon certain terms and conditions.

- Attachments:** [Staff Report](#)  
[Ord. No. 2018-249.pdf](#)  
[Application Form](#)  
[Applicant's Report](#)  
[Plan](#)  
[Survey](#)  
[Map](#)

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

- 8. [ORD. 2018-250](#) To authorize the special use of the property known as 310 West Brookland Park Boulevard for the purpose of a brewery, upon certain terms and conditions.

**Attachments:** [Staff Report](#)  
[Ord. No. 2018-250](#)  
[Application Form](#)  
[Applicant's Report](#)  
[Plans](#)  
[Survey](#)  
[Letter of Support - Business Association](#)  
[Letters of Support](#)  
[Map](#)  
[Public Comment Forms Support](#)

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

- 9. [a2015 - 3843](#)

**Attachments:** [PAC Report to CPC](#)  
[Staff Report to PAC](#)  
[DPW Approval Letter](#)  
[Materials and Project Description](#)  
[Proposed Mural](#)  
[Map](#)

**This Section 17.05 Review was approved**

- 10. [a2015 - 3847](#)

**Attachments:** [PAC Report to CPC](#)  
[Staff Report to PAC](#)  
[Proposed Storm Drain Artwork](#)  
[Project Description](#)  
[Proposed Locations](#)  
[Map](#)  
[DPU Letter of Support](#)

**This Section 17.05 Review 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. 2018-245](#) To authorize the special use of the properties known as 2009 Brook Road, 2011 Northumberland Avenue, and a portion of Northumberland Avenue for the purpose of multifamily dwellings containing up to 224 dwelling units, upon certain terms and conditions.

**Attachments:** [Staff Report](#)  
[Ord. No. 2018-245.pdf](#)  
[Plans](#)  
[Survey](#)  
[Application Form & Applicant's Report](#)  
[Map](#)  
[Letters of Opposition](#)  
[Letter of Support](#)

Mr. Jonathan Brown provided staff's presentation.

Mr. Thompson asked where is the nearest bus stop.

Mr. Brown stated there is one by Virginia Union University.

Ms. Robertson asked are any of the units affordable units.

Mr. Brown stated they are not.

Ms. Greenfield stated staff found that there wouldn't be a burden on existing transportation, taking into account the new development that is going up near the seminary.

Mr. Brown stated there should not be a burden.

Mr. Ebinger stated they are also exceeding the ratio of 1 to 1 parking spaces per unit . Public Works has also reviewed the plans.

Mr. Poole asked Virginia Union participated in the 2015 Plan correct. He stated this was designated, according to the staff report, that this type of development would be consistent with that plan.

Mr. Brown stated yes in terms of Land Use.

Mr. Poole stated it is also in Mr. Hilbert's letter, that this parcel is listed as green space in the Virginia Union Lombardy area plan.

Mr. Ebinger stated there are two considerations in the VUU/Chamberlayne Plan, the first is the illustrative plan which shows a park, but the Land Use recommendation for the property is multifamily residential.

Mr. Poole asked have any other concerns recently expressed, given staff any pause.

Mr. Olinger stated we have been working on this close to a year and requested of the applicant a number of items, there is open space designated on the site plan that we do

not see on others, it may not be centrally located but it is on the plan. At the end of the day, all things considered, we are comfortable with the overall direction.

Mr. John Waechter provided the applicant's presentation.

Mr. Waechter stated he has support from Edgehill Civic Association and Chamberlayne.

Mr. Murthy asked did you reach out to the Planning Commissioners.

Mr. Waechter stated yes, at least one.

Ms. Greenfield asked was Virginia Union a part of any of the community meetings.

Mr. Wechter stated that question was raised at the meeting and he was given a contact. He was not able to get a response from VUU.

Mr. Johannas asked what will the rental rates be.

Mr. Waechter stated they are market rate.

Mr. Johannas asked what is the target population.

Mr. Waechter stated it is not a student housing development but students would not be excluded.

Mr. Law asked please address the issue of Affordable Housing.

Mr. Waechter stated he is aware of the need for Affordable Housing. There are several projects coming before the Planning Commission in 4 to 5 months that will address Affordable Housing. He stated the market rate units for this project are important for investment/redevelopment for the area.

Mr. Poole asked would it affect your financing to include Affordable Housing.

Mr. Waechter stated yes.

Mr. Poole asked if he had anything written from Edgehill or Chamberlayne.

Mr. Brown stated no.

Public Hearing:

In Favor: No one spoke in favor of this item.

Opposition:

Mr. Harris Wheeler, President, Edgehill/Chamberlayne Court Civic Association, read from a letter stating opposition. They have met several times with the applicant.

Mr. Reese Campbell, Virginia Union University, requested a delay in the decision. Virginia Union University has expressed interest in purchasing the property and including open space on the property. Virginia Union University is also concerned with the lack of Affordable Housing in the area. A 30 day continuance would be sufficient. He stated he did not receive mailed notice.

Ms. Lisa Townes, Councilman Hilbert's Liaison, stated she and Councilman Hilbert are aware of concerns with the project, particularly access from Roberts Street. She stated that Councilman Hilbert informed the applicant that he would be supportive of what the community is supportive of.

Mr. Waechter stated the property owner is willing to issue a signed affidavit that they do not have a LOI with Virginia Union University. He was told to contact the Office of the President to get in touch with Virginia Union University. This project will not charge for parking.

Mr. Johannas stated an individual would have to make approximately \$30K to afford the units. People are looking at this area because of its bikability. He has concerns with Roberts Streets access. Right now this is a rough looking piece of property.

Mr. Murthy stated affordability is a concern. He recommends that applicants should reach out to the Commissioners earlier in the process. A park would not be the highest and best use of the property. The proposal is appropriate.

Ms. Greenfield stated she is supportive of revitalization in the area but she is concerned with affordability in the area. She would be comfortable with a continuance.

Mr. Thompson stated at 70% AMI, these apartments work, at 60% AMI, they would become a housing burden. He is supportive.

Ms. Robertson stated it is difficult to support a proposal that a fellow Councilperson is opposed to. Affordable housing is needed for the overall health of the City. The City is not providing funds to this project, can not leverage affordable housing.

Ms. Robertson asked can a condition be added to assure a fee could not be charged for onsite parking.

Mr. Waechter stated yes.

Mr. Poole intends to support. This developer has made real efforts to reach out to the community.

**A motion was made by Vice Chair Melvin Law, seconded by Commissioner David Johannas, that this Ordinance be recommended for approval with the following amendment:**

**-No charge shall be levied for the use of the on-site parking spaces.**

**The motion carried by the following vote: 7:1:1 (Commissioner Greenfield voting in opposition; Commissioner Robertson abstaining).**

**12. [ORD. 2018-243](#)**

To close, to public use and travel, a portion of Northumberland Avenue located between the south line of West Roberts Street and the southern terminus of Northumberland Avenue, consisting of 16,355± square feet, upon certain terms and conditions.

**Attachments:** [Staff Report](#)  
[Ord. No. 2018-243.pdf](#)  
[Map](#)  
[Letter of Support](#)

**A motion was made by Vice Chair Melvin Law, seconded by Commissioner David Johannas, that this Ordinance be recommended for approval to the City Council. The motion carried by the following vote:**

**7:1:1 (Commissioner Greenfield voting in opposition; Commissioner Robertson abstaining).**

**13. [ORD. 2018-259](#)**

To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to accept funds in the total amount of \$970,000.00 from the Virginia Department of Transportation; to amend the Fiscal Year 2018-2019 Capital Budget by establishing a new project in the Transportation category called the “Semmes Avenue and Jefferson Davis Highway State of Good Repair Paving Projects” program; and to appropriate the amount of \$970,000.00 to the Fiscal Year 2018-2019 Capital Budget by increasing estimated revenues and the amount appropriated to the new Department of Public Works’ Semmes Avenue and Jefferson Davis Highway State of Good Repair Paving Projects program by \$970,000.00 for the purpose of milling and resurfacing the eastbound lanes of Semmes Avenue between West 9th Street and West 20th Street, the southbound lanes of Jefferson Davis Highway between Hull Street and North Hopkins Road, and the northbound lanes of Jefferson Davis Highway between Stockton Street and Chesterman Avenue.

**Attachments:** [Staff Report](#)  
[Ord. No. 2018-259](#)

**A motion was made by Committee Member Robertson, seconded by Commissioner Murthy, that this Ordinance be recommended for approval. The motion carried unanimously.**

## **Upcoming Items**

The following is a list of tentative items for October 15 Agenda:

- Monroe Ward Resolutions of Intent
- Warwick Place Subdivision Exception
- 3020 E Franklin St - SUP for 2 single-family attached dwellings.

## **Adjournment**

Mr. Poole adjourned the meeting at 2:56 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.*