



City of Richmond

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Meeting Minutes Planning Commission

Monday, March 19, 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

-- 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

1. [PDRMIN 2018.004](#)

Attachments: [Draft March 5, 2018 Meeting Minutes.pdf](#)

A motion was made by Committee Member Ellen Robertson, seconded by Commissioner Vivek G. Murthy, that the March 5, 2018 Meeting Minutes be adopted. The motion carried by the following vote:

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

Abstain -- 1 - * Commissioner Max Hepp-Buchanan

Director's Report

- Public Art Master Plan Update

Mr. Olinger informed the Commission that the tentative public hearing date for the Public Art Master Plan is April 16, 2018.

- Richmond 300 Update

Ms. Maritza Pechin provided an update to the master plan update.

- Council Action Update

Mr. Ebinger provided an update on the actions taken by City Council at its March 12, 2018 meeting.

Consideration of Continuances and Deletions from Agenda

There were no continuances or deletions from the agenda.

Consent Agenda

There were no questions from the Commission regarding the Consent Agenda.

Public Hearing: Mr. Burley spoke in favor of Item 6.

A motion was made by Commissioner Cuffee-Glenn, 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. 2018-047](#)

To rezone the properties known as 200, 214, 220, 320 and 400 Hull Street, 15 East 2nd Street, 13 and 39 East 3rd Street, and 409 Decatur Street from the B-5(C) Central Business District (Conditional) to the B-4 Central Business District, and to rezone 501, 509 and 511 Decatur Street from the B-7 Mixed-Use Business District to the B-4 Central Business District.

- Attachments:** [Ord. No. 2018-047](#)
[Staff Report](#)
[Application Form & Applicant's Report](#)
[Surveys](#)
[Exhibit A Legal Description](#)
[Map](#)
[Letter of Support](#)

This Ordinance was recommended for approval to the City Council

3. [ORD. 2018-051](#)

To authorize the special use of the properties known as 1911 and 1915 Grove Avenue for the purpose of a day nursery within a church, upon certain terms and conditions.

- Attachments:** [Ord. No. 2018-051](#)
[Staff Report](#)
[Application Form & Applicant's Report](#)
[Plan & Plat](#)
[Fence Description Key](#)
[Map](#)
[Letter of No Opposition](#)
[Letters of Support](#)
[Letters of Support_additional](#)

This Ordinance was recommended for approval to the City Council

4. [ORD. 2018-052](#)

To amend and reordain Ord. No. 76-301-266, adopted Nov. 22, 1976, as previously amended by Ord. No. 87-265-259, adopted Dec. 21, 1987, and Ord. No. 92-81-221, adopted Jun. 23, 1992, granting authorization for a special use of the property containing 7.564 acres located at the southwest corner of the intersection of Jahnke Road and Blakemore Road, to authorize the use of a portion of the existing shopping center as a restaurant with accessory entertainment and nightclub uses, under certain terms and conditions.

- Attachments:** [Ord. No. 2018-052](#)
[Staff Report](#)
[Management Plan](#)
[Application Form](#)
[Applicant's Report](#)
[Plans](#)
[Survey](#)
[Map](#)
[Letters of Support](#)

This Ordinance was recommended for approval to the City Council

5. [UDC 2018-10](#)

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

This Location, Character and Extent Item was approved

6. [UDC 2018-11](#)

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

This Location, Character and Extent Item was approved

7. [UDC 2018-13](#)

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

This Location, Character and Extent Item was approved

8. [PAC 14-012](#)

Attachments: [Staff Report to the Planning Commission](#)
[Staff Report to Public Art Commission](#)
["The Mill" Sculpture Relocation Summary](#)
[The Mill" Sculpture Relocation Site Analysis and Plan](#)

This Section 17.05 Review 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

9. [ORD.](#)
[2018-046](#)

To conditionally rezone the property known as 1125 Commerce Road from the M-2 Heavy Industrial District to the B-6 Mixed-Use Business District (Conditional), upon certain proffered conditions.

Attachments: [Ord. No. 2018-046](#)
[Staff Report](#)
[Proffer Statement](#)
[Application Form & Applicant's Report](#)
[Survey](#)
[Map](#)
[Letter of Opposition](#)
[Letter of Opposition_additional](#)
[Letters of Support](#)
[CPC Public Comment Form](#)

Mr. Jonathan Brown provided staff's presentation.

Ms. Lory Markham, representing the applicant, provided a presentation.

Public Hearing:

Ms. Angela Maidment, Estes Express Lines, spoke in opposition to this item.

Mr. Tom Papa, the applicant, spoke in support.

A motion was made by Committee Member Ellen Robertson, seconded by Commissioner Elizabeth Hancock Greenfield, that this Ordinance be recommended for approval to the City Council. The motion carried by the following vote: 8:1 (Mr. Johannas voting in opposition)

10. [ORD. 2018-049](#)

To amend and reordain City Code §§ 30-442.1, 30-442.5:1, and 30-442.7, concerning permitted principal uses in the B-5 Central Business District, for the purpose of adding new permitted principal uses, as well as the priority street designation.

- Attachments:** [Ord. No. 2018-049](#)
[Staff Report](#)
[Resolution of Intent - City Planning Commission](#)

Mr. Will Palmquist provided staff's joint presentation for this ordinance and ORD. 2018-048.

Public Hearing:

Mr. Joe Yates and Mr. Daniel Scherotters spoke in favor of this item.

No one spoke in opposition.

A motion was made by Commissioner Selena Cuffee-Glenn, seconded by Commissioner Max Hepp-Buchanan, that this Ordinance be recommended for approval to the City Council. 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

11. [ORD. 2018-048](#)

To amend the official zoning map for the purpose of rezoning certain properties along Hull Street between Cowardin Avenue and East 9th Street to conform zoning regulations to the future land use recommended in the Downtown Plan.

Attachments: [Ord. No. 2018-048](#)
[Staff Report](#)
[Map of Master Plan Future Land Use](#)
[Map of Existing Zoning](#)
[Map of Proposed Zoning](#)
[Chart of Zoning Districts](#)
[CPC Public Comment Forms](#)

No one spoke in opposition to or support of this item during the public hearing.

A motion was made by Committee Member Ellen Robertson, seconded by Commissioner Vivek G. Murthy, that this Ordinance be recommended for approval to the City Council. The motion carried unanimously.

12. [ORD.](#)
[2018-050](#)

To authorize the special use of the property known as 101 North 29th Street for the purpose of a single-family attached dwelling with a carriage house, upon certain terms and conditions.

Attachments: [Ord. No. 2018-050](#)
[Staff Report](#)
[Application Form & Applicant's Report](#)
[Plans and Survey](#)
[Letters of Opposition](#)
[Letter of Opposition_additional](#)
[Letters of Support](#)
[Letter of Support_additional](#)
[Map](#)

Mr. Jonathan Brown provided staff's presentation.

Ms. Jennifer Mullen, representing the applicant, provided a presentation.

Mr. Poole asked for confirmation that the ordinance would allow no more than two dwelling units on the property.

Ms. Mullen confirmed that this was the case.

Public Hearing:

No one spoke in support of this item.

Sandra Horton, resident of 103 N. 29th Street, spoke in opposition.

John Sieg, representing the Church Hill Association, spoke in opposition.

Martha Broughton asked for confirmation that only one dwelling unit would be authorized in the main house and one in the carriage house.

Mr. Poole provided confirmation.

A motion was made by Commissioner David Johannas, seconded by Commissioner Elizabeth Hancock Greenfield, that this Ordinance be recommended for approval to the City Council. The motion carried unanimously.

13. [UDC 2018-14](#)

- Attachments:** [UDC Report to CPC](#)
[Staff Report to UDC](#)
[Location & Plans](#)
[City Record Summary](#)
[Commission of Architectural Review Comment](#)
[Public Comment - Opposition](#)
[UDC Presentation - Revised Final Plans](#)

Mr. Josh Son provided staff's presentation.

Ms. Katie Harrigan, 3north, provided a presentation for the applicant.

Ms. Alice Massie, Monroe Park Conservancy and Mr. Don Summers, Chief Capital Projects Manager, also spoke.

Public Hearing:

No one spoke in support of or opposition to this item during the public hearing.

A motion was made by Commissioner Johannas, seconded by Vice Chair Law, that this Location, Character and Extent Item be adopted. 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

Mr. Ebinger provided an update on upcoming items tentatively scheduled for Planning Commission public hearings.

- 1208 McDonough Street (McDonough St & W 12th St) - SUP Mixed Use (April 2)
- 1641 Commerce Road - Subdivision Exception (April 2)
- Public Art Master Plan (April 16)

Adjournment

Mr. Poole adjourned the meeting at 3:57 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