



# City of Richmond

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## Meeting Minutes Planning Commission

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Monday, May 4, 2020

1:30 PM

5th Floor Conference Room (VIRTUAL MEETING)

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**This meeting will be held through electronic participation means.**

City Hall is closed to the public and this meeting was held through electronic communication means pursuant to and in compliance with Ordinance No. 2020-093, adopted April 9, 2020. This meeting was open to participation through electronic communication means by the public and closed to in-person participation by the public.

Planning Commission members and staff participated in this meeting by teleconference/videoconference via Microsoft Teams.

Special Guidelines for Public Access and Citizen Participation:

There were several options to access or participate, or both, in the Planning Commission meeting on Monday, May 4, 2020, at 1:30 p.m., as outlined in the following document:

1. [PDRPRES  
2020.010](#)

**Attachments:** [Public Access/Participation Instructions - Planning Commission May 4, 2020](#)

Citizens are encouraged to provide their comments in writing to [PDRLandUseAdmin@richmondgov.com](mailto:PDRLandUseAdmin@richmondgov.com) in lieu of speaking through audio or video means during the meeting.

When submitting your comments by email, be sure to include in your email (i) your full legal name, (ii) any organizations you represent, and (iii) any economic or professional relationships that would be affected by the adoption of the legislation on which you are commenting.

The person responsible for receiving written comments is Matthew J. Ebinger, Secretary to the Planning Commission.

All written comments received via email prior to 10:00 a.m. on Monday, May 4, 2020, will be provided to all members of the Planning Commission prior to the beginning of the meeting and will be included in the record of the meeting.

### 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 Vivek G. Murthy, \* Commissioner Elizabeth Hancock Greenfield, \* Commissioner Max Hepp-Buchanan, \* Commissioner John Thompson, \* Commissioner Lenora Reid, and \* Commissioner Ellen Robertson

### Chair's Comments

Mr. Poole welcomed all who were present.

### Approval of Minutes

None.

### Director's Report

#### - Richmond 300 Update

Mr. Mark Olinger provided an update on Richmond 300.

### Consideration of Continuances and Deletions from Agenda

[CPCR.2020.009](#)

**Attachments:** [Staff Report](#)

[Spot Blight Abatement Authority Letter](#)

[Specifications Spot Blight](#)

[1201 Porter Street - 2020 Photographs](#)

[1201 Porter Street - 2019 Photographs](#)

[Reports: PMCE and Building Inspection](#)

[Map](#)

[Letter of Support - Historic Richmond Foundation](#)

[Letter of Support](#)

[Resolution](#)

Item Title: To make a finding of blight for 1201 Porter Street and to recommend to the Richmond City Council the acquisition of the property to eliminate blight.

A request by staff was made to continue this item to the June 1, 2020 meeting of the Planning Commission.

**A motion was made by Commissioner Ellen Robertson, seconded by Commissioner David Johannas, to deny the request to continue this item to the June 1, 2020 meeting of the Planning Commission.**

**The motion carried unanimously.**

### Consent Agenda

Public Hearing: No one spoke.

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

- Aye --** 8 - \* Chair Rodney Poole, \* Vice Chair Melvin Law, \* Commissioner Vivek G. Murthy, \* Commissioner Elizabeth Hancock Greenfield, \* Commissioner Max Hepp-Buchanan, \* Commissioner John Thompson, \* Commissioner Lenora Reid and \* Commissioner Ellen Robertson
- No --** 1 - \* Commissioner David Johannas

### Consent Agenda

2. [ORD. 2020-046](#) To rezone the property known as 2925 Garland Avenue from the UB Urban Business District and the PE-7 Brookland Park Boulevard / North Avenue Parking Exempt Parking Overlay District to the R-6 Single-Family Attached Residential District.

**Attachments:** [Staff Report](#)  
[Application Form and Applicant's Report](#)  
[Survey](#)  
[Map](#)  
[Ord. No. 2020-046](#)

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

3. [ORD. 2020-047](#) To amend and reordain Ord. No. 2003-375-337, adopted Dec. 8, 2003, which authorized the special use of the property known as 1100-1102 West Cary Street and 20-22 South Harrison Street for the purpose of certain enumerated uses in accordance with such ordinance, to allow an outdoor pergola, upon certain terms and conditions.

**Attachments:** [Staff Report](#)  
[Application Form & Applicant's Report](#)  
[Plans & Survey](#)  
[Map](#)  
[Letter of Support Uptown Association](#)  
[Letter of No Objection Fan Area Business Alliance](#)  
[Ord. No. 2020-047](#)

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

4. [ORD. 2020-048](#) To authorize the special use of the property known as 3412 R Street for the purpose of two single-family attached dwellings and one single-family detached dwelling, upon certain terms and conditions.

**Attachments:** [Staff Report](#)  
[Application Form & Applicant's Report](#)  
[Plans & Survey](#)  
[Map](#)  
[Letter of No Opposition Church Hill Central Civic Association](#)  
[Ord. No. 2020-048](#)

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

5. [ORD. 2020-083](#) To amend Ord. No. 2019-041, adopted May 13, 2020, which adopted the Fiscal Year 2019-2020 General Fund Budget and made appropriations pursuant thereto, by re-appropriating a \$1,352,558.00 portion of the Fiscal Year 2018-2019 fund balance excess, assigned by Res. No. 2019-R016, adopted Jun. 24, 2019, to the General Fund Cash Transfer for Capital Projects program, and to appropriate these transferred funds to the Fiscal Year 2019-2020 Capital Budget by increasing estimated revenues and the amounts appropriated to the Universal Access, Community Center Enhancements, Tredegar/Brown's Island Accessible Walk Improvements, and RAA Building and Property Improvements projects by a total of \$1,352,558.00 for the purpose of providing additional funding for those projects.

**Attachments:** [Staff Report](#)  
[Ord. No. 2020-083](#)

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

6. [ORD. 2020-089](#) To amend Ord. No. 2014-222-204, adopted Nov. 10, 2014, as previously amended by Ord. No. 2018-328, adopted Jan. 14, 2019, which authorized the special use of the property known as 2319 Grove Avenue for the purpose of authorizing an expansion to an existing day nursery, to modify the fencing requirements for the roof-top play area, upon certain terms and conditions.

**Attachments:** [Staff Report](#)  
[Application Form & Applicant's Report](#)  
[Plans & Survey](#)  
[Opposition Letter - Rescinded](#)  
[Support Letter 1](#)  
[Support Letter 2](#)  
[FDA Letter of No Opposition](#)  
[Map](#)  
[Ord. No. 2020-089](#)

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

- 7. [ORD. 2020-090](#) To authorize the special use of the property known as 2852 Hull Street for the purpose of a single-family detached dwelling, upon certain terms and conditions. (As Amended)

**Attachments:** [Ord. No. 2020-090 - Amended 20200511](#)  
[20200511 Amendment of Ord. No. 2020-090](#)  
[Staff Report](#)  
[Application Form & Applicant's Report](#)  
[Plans & Survey](#)  
[Amended Plans & Survey](#)  
[Map](#)

**This Ordinance was recommended for approval to City Council with an amendment to incorporate amended plans showing the fence on the Property along Hull Street being reduced from 8' to 4' in height.**

- 8. [ORD. 2020-101](#) To close, to public use and travel, certain alleys in the block bounded by East Jackson Street, North 8th Street, East Leigh Street, and North 7th Street consisting of 8,665± square feet, upon certain terms and conditions.

**Attachments:** [Staff Report](#)  
[Survey](#)  
[Map](#)  
[Ord. No. 2020-101](#)

Item Title: To close, to public use and travel, certain alleys in the block bounded by East Jackson Street, North 8th Street, East Leigh Street, and North 7th Street consisting of 8,665± square feet, upon certain terms and conditions.

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

- 9. [UDC 2020-05](#)

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

Item Title: Final location, character, and extent review of traffic operation and safety improvements at Maury Street and I-95 interchange.

**This Location, Character and Extent Item was approved.**

- 10. [UDC 2020-06](#)

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

Item Title: Final location, character, and extent review of Broad Rock Sports Complex

Basketball Court Relocation.

**This Location, Character and Extent Item was approved.**

11. [UDC 2020-07](#)

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

Item Title: Conceptual location, character, and extent review of Broad Rock Sports Complex Indoor Baseball Facility and Outdoor Fitness Facility.

**This Location, Character and Extent Item was approved.**

12. [SUBD 2020.003](#)

- Attachments:** [Staff Report](#)  
[Exception Request Letter](#)  
[Plat](#)  
[Map](#)

Item Title: Subdivision Exception Request for 1411 Bainbridge Street (Manchester Grand Subdivision)

**This Subdivision Exception Request 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**

13. [ORD. 2020-100](#)

To close, to public use and travel, a portion of an alley in the block bounded by East Canal Street, South Foushee Street, East Cary Street, and South 1st Street consisting of 680± square feet, upon certain terms and conditions.

- Attachments:** [Staff Report](#)  
[Map](#)  
[Survey](#)  
[Images of Development Site, Alley, Granite Wall](#)  
[Letters of Concern](#)  
[Letter of Concern - Historic Richmond Foundation](#)  
[Ord. No. 2020-100](#)

Ms. Jennifer Mullen provided the applicant's presentation.

Public Hearing: Cyane Crump of Historic Richmond Foundation spoke in opposition.

**A motion was made by Commissioner Johannas, seconded by Commissioner Murthy, that this Ordinance be recommended for approval to City Council. The motion carried unanimously.**

14. [CPCR.2020.009](#)

**Attachments:** [Staff Report](#)

[Spot Blight Abatement Authority Letter](#)

[Specifications Spot Blight](#)

[1201 Porter Street - 2020 Photographs](#)

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[Letter of Support - Historic Richmond Foundation](#)

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[Resolution](#)

Item Title: To make a finding of blight for 1201 Porter Street and to recommend to the Richmond City Council the acquisition of the property to eliminate blight.

Mr. Mark Olinger provided staff's presentation.

Public Hearing: Cyane Crump of Historic Richmond Foundation spoke in support.

Mr. Neil Gibson, City Attorney reviewed city code in reference to blighted property.

Mr. Johannas asked about a plan in taking care of the repairs.

Ms. Michelle Coward stated he submitted a work plan under our Derelict Building Program that was not approved because of the length of time that he requested to make the repairs. At this time there are no permits on file for any work to be done at this property.

Ms. Robertson asked about the City's desire to have the building restored/renovated.

Mr. Olinger stated he thinks this is a challenging property but believes it is an imminently salvageable property.

Ms. Robertson asked what terms and conditions would have to be met if a developer found that they really did not think they could preserve this building. She stated she would like for them to have some clarity from the City as to what they would have to provide before the City would entertain the idea of demolition.

Mr. Olinger stated we would need from David Alley or Jason Carangelo, a detailed engineering report saying the building is not salvageable.

**A motion was made by Commissioner Robertson, seconded by Commissioner Reid, that this City Planning Commission Resolution be approved. The motion carried unanimously.**

15. [CPCR.2020.0](#)  
[17](#)

**Attachments:** [Staff Report](#)

[Presentation](#)

[Resolution](#)

Item Title: To declare an intent to amend the Official Zoning Ordinance for the purpose of providing more robust parking lot landscaping standards.

Mr. Mark Olinger provided staff's presentation.

Public Hearing: No one spoke.

Mr. Poole stated there is a paragraph in the Resolution that says, Whereas under current standards, the repaving of an existing parking lot or parking area does not necessitate any change in landscaping. He stated, the implication from that paragraph is that in an existing parking lot where an owner would want to repave the parking lot you are implying that you only require landscaping when there is repaving or re-striping.

Mr. Olinger stated we are looking into that.

Mr. Poole stated that seems to be a fairly significant legal challenge with respect to nonconforming rights.

Mr. Olinger stated we will have the City Attorney with us every step of the way.

Ms. Robertson asked about the City's right-of-way as it relates to parking lots.

Mr. Olinger stated they have been working with the Department of Public Works on the Better Streets manual, which talks about how public infrastructure gets done. He stated there could be suggested improvements that would make that better over time.

**A motion was made by Commissioner Murthy, seconded by Vice Chair Law, that this City Planning Commission Resolution be adopted. The motion carried by the following vote:**

**Aye --** 9 - \* Chair Rodney Poole, \* Vice Chair Melvin Law, \* Commissioner David Johannas, \* Commissioner Vivek G. Murthy, \* Commissioner Elizabeth Hancock Greenfield, \* Commissioner Max Hepp-Buchanan, \* Commissioner John Thompson, \* Commissioner Lenora Reid and \* Commissioner Ellen Robertson

### **Upcoming Items**

Mr. Ebinger provided a list of items scheduled for the Planning Commission's May 18, 2020 meeting:

- Rezoning papers tied to the Pulse Corridor Rezoning
- Special Use Permit at 1701 N 21st Street
- Special Use Permit at 2126 Rosewood Avenue

### **Adjournment**

Mr. Poole adjourned the meeting at 3:15 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.*