



City of Richmond

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Meeting Minutes Planning Commission

Wednesday, January 3, 2018

1:30 PM

2nd Floor Council Chambers

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 2017.025](#)

Attachments: [Draft December 18, 2017 Meeting Minutes.pdf](#)

A motion was made by Vice Chair Law, seconded by Commissioner Murthy, that the December 18, 2017 Meeting Minutes be approved. The motion carried by the following vote:

- Aye --** 6 - * Chair Rodney Poole, * Vice Chair Melvin Law, * Commissioner Vivek G. Murthy, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Max Hepp-Buchanan and * Commissioner John Thompson
- Excused --** 2 - * Commissioner Selena Cuffee-Glenn and * Committee Member Ellen Robertson

Director's Report

- Election of Officers

A motion was made by Commissioner Vivek G. Murthy, seconded by Commissioner Max Hepp-Buchanan, that Mr. Law serve as the vice-chair and Mr. Poole serve as the chair of the Planning Commission for 2018.

The motion carried by the following vote:

Aye -- 7 - * Chair Rodney Poole, * Vice Chair Melvin Law, * Commissioner Vivek G. Murthy, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Max Hepp-Buchanan, * Commissioner John Thompson and * Committee Member Ellen Robertson

Excused -- 1 - * Commissioner Selena Cuffee-Glenn

- Update on Master Plan Update

Ms. Maritza Pechin provided an update on the Master Plan Update.

- Council Action Update

There was no Council Action update.

Consideration of Continuances and Deletions from Agenda

There were no continuances or deletions from the agenda.

-- 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

Consent Agenda

No one spoke during the public hearing for the Consent Agenda.

A motion was made by Committee Member Robertson, seconded by Commissioner Hepp-Buchanan, that the Consent Agenda be adopted. The motion carried by the following vote:

Aye -- 7 - * Chair Rodney Poole, * Vice Chair Melvin Law, * Commissioner Vivek G. Murthy, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Max Hepp-Buchanan, * Commissioner John Thompson and * Committee Member Ellen Robertson

Excused -- 1 - * Commissioner Selena Cuffee-Glenn

2. [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](#)
[Staff Report](#)
[Application Form & Applicant's Report](#)
[Map](#)

This Ordinance was recommended for approval to the City Council.

3. [ORD. 2017-243](#) To amend and reordain City Code § 30-930.3, concerning the Commission of Architectural Review, for the purpose of reflecting certain compositional changes by (i) eliminating the requirement that one member be appointed from a list of nominations by the Better Housing Coalition and (ii) adding the requirement that at least one member of the Commission be a resident of a historic district.

Attachments: [Ord. No. 2017-243](#)
[Staff Report](#)

This Ordinance was recommended for approval to the City Council.

4. [ORD. 2017-244](#) To close, to public use and travel, a portion of West Marshall Street located between the west line of Hermitage Road and the eastern boundary of the property known as 2220 West Broad Street, consisting of 41,468± square feet, upon certain terms and conditions, and to authorize the Chief Administrative Officer to accept a dedication of a public access easement, consisting of 60,074± square feet, over certain parcels adjacent to the closed portion of West Marshall Street, in connection with vehicular and pedestrian access to a proposed mixed-use development in the area.

Attachments: [Ord. No. 2017-244](#)
[Staff Report](#)
[Map](#)

This Ordinance was recommended for approval to the City Council.

5. [ORD. 2017-245](#) To close, to public use and travel, an alley bounded by McDonough Street, West 12th Street, Perry Street, and West 13th Street, consisting of 1,219± square feet, upon certain terms and conditions.

Attachments: [Ord. No. 2017-245](#)
[Staff Report](#)
[Map](#)

This Ordinance was recommended for approval to the City Council.

6. [ORD. 2017-246](#) To authorize the special use of the property known as 225 Plazaview Road for the purpose of a two-family detached dwelling, upon certain terms and conditions.

- Attachments:** [Ord. No. 2017-246](#)
[Staff Report](#)
[Application Form & Applicant's Report](#)
[Survey](#)
[Plans 12-2-2017](#)
[Map](#)
[Letters of Support](#)

This Ordinance was recommended for approval to the City Council.

7. [ORD. 2017-247](#)

To authorize the special use of the property known as 909 North 27th Street for the purpose of a two-family detached dwelling, upon certain terms and conditions.

- Attachments:** [Ord. No. 2017-247](#)
[Staff Report](#)
[11-17-2017 Plans](#)
[Application Form & Applicant's Report](#)
[Map](#)

This Ordinance was recommended for approval to the City Council.

8. [ORD. 2017-248](#)

To amend Ord. No. 85-193-244, adopted Oct. 28, 1985, as previously amended by Ord. No. 88-210-196, adopted Sep. 12, 1988, Ord. No. 92-367-314, adopted Oct. 12, 1992, and Ord. No. 2011-13-26, adopted Feb. 28, 2011, which authorized the special use of the properties known as 1090 and 1100 German School Road for use as an elderly housing facility, to authorize an increase in the number of units within the elderly housing facility from 121 to 133, upon certain terms and conditions.

- Attachments:** [Ord. No. 2017-248](#)
[Staff Report](#)
[Application Form & Applicant's Report](#)
[Map](#)

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

9. [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: [20180108 Amendment of 2017-232 - FAILED](#)
[Ord. No. 2017-232 - Rejected 20180108](#)
[Staff Report](#)
[Application Form & Applicant's Report](#)
[Updated Applicant's Report](#)
[Applicant's Letter to the Fan District Association](#)
[5-5-2017 Plans & Survey](#)
[Map](#)
[Letters of Opposition](#)
[Letters of Support](#)
[Letter of Support provided at 1-3-18 Planning Commission Meeting](#)
[Public Response Forms 1-3-18 Planning Commission Meeting](#)

Mr. Matthew Ebinger provided a presentation.

Mr. Willy Thompson, representing the applicant, provided a presentation.

At the public hearing, 22 people spoke in favor of this item; 6 people, including a representative of the Fan District Association and Craig Bieber, liaison to Councilwoman Kimberly B. Gray, spoke in opposition to this item.

A motion was made by Commissioner John Thompson, seconded by Commissioner Elizabeth Hancock Greenfield, that this Ordinance be recommended for approval to the City Council with the following amendments:

- 1. Day nursery operations of 2318 Grove Avenue shall not include the regular transporting of classes between 2318 Grove Avenue and the day nursery located at 2319 Grove Avenue.**
- 2. The owner shall contract with a private refuse collection service to serve day nursery operations twice a week.**

A motion to amend the motion was made by Commissioner Max Hepp-Buchanan to remove Amendment 1 from the motion. After further discussion, the motion to amend was withdrawn by Commissioner Max Hepp-Buchanan.

The original motion carried by the following vote:

7:1 (Mr. Poole voted in opposition)

**10. [ORD.](#)
[2017-242](#)**

To amend Ord. No. 2000-410-2001-10, adopted Jan. 8, 2001, as previously amended by Ord. No. [2001-220-231](#), adopted Jul. 23, 2001, which approved the "Shops at Stratford Hills Community Unit Plan," for the purpose of increasing the area subject to the community unit plan by 3.4 acres to 67.9± acres and modifying the development standards, under certain terms and conditions.

Attachments: [Ord. No. 2017-242](#)
[Staff Report](#)
[Resolution](#)
[Application Form](#)
[Applicant's Report](#)
[Traffic Impact Analysis and Ramey Kemp & Associates Letters](#)
[Department of Public Works Correspondence](#)
[Map](#)
[Conceptual Plan_11-21-2017](#)
[Landscape Plan_7-31-2017](#)
[Letters of Support](#)
[Letters of Opposition](#)
[Letters of Opposition provided at 1-3-18 Planning Commission Meeting](#)
[Letters of Support provided at 1-3-18 Planning Commission Meeting](#)
[Public Response Forms_1-3-18 Planning Commission Meeting](#)

Mr. Matthew Ebinger provided a presentation.

Mr. Preston Lloyd, representing the applicant, provided a presentation and informed the Commission of proposed modifications to the plans, including removal of the median breaks and additional landscaping pertaining to Lot 3.

Mr. Poole asked Mr. Lloyd if he was willing to have the item continued for 30 days to allow for review of the proposed modifications. Mr. Lloyd agreed.

A motion was made by Commissioner Selena Cuffee-Glenn, seconded by Commissioner Elizabeth Hancock Greenfield, that this Ordinance continued to the February 5, 2018 meeting of the Planning Commission.

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

Mr. Ebinger provided an update on upcoming items:

-A special meeting to discuss Chesapeake Bay Preservation Act regulations with Virginia Department of Environmental Quality staff (date to be determined).

-January 16 Regular Meeting: 1300 East Byrd Street - Exception Request to the requirements of the Chesapeake Bay Preservation Program

Adjournment

Mr. Poole adjourned the meeting at 3:55 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