



City of Richmond

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

Meeting Minutes Planning Commission

Tuesday, September 3, 2019

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 Ellen Robertson, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Max Hepp-Buchanan, and * Commissioner John Thompson

Chair's Comments

Mr. Poole welcomed all who were present.

Approval of Minutes

1. [PDRMIN
2019.018](#)

Attachments: [DRAFT CPC Minutes_Aug 19, 2019](#)

A motion was made by Commissioner Greenfield, seconded by Commissioner Cuffee-Glenn, that the August 19, 2019 Meeting Minutes be approved. The motion carried by the following vote:

Aye -- 6 - * Chair Rodney Poole, * Vice Chair Melvin Law, * Commissioner David Johannas, * Commissioner Selena Cuffee-Glenn, * Commissioner Elizabeth Hancock Greenfield and * Commissioner John Thompson

Excused -- 2 - * Commissioner Ellen Robertson and * Commissioner Max Hepp-Buchanan

Abstain -- 1 - * Commissioner Vivek G. Murthy

Director's Report

- Council Action Update

Mr. Ebinger stated there is no Council Action update.

- Richmond 300 Update

Mr. Olinger discussed potential dates for the upcoming Planning Commission retreat to discuss Richmond 300.

Consideration of Continuances and Deletions from Agenda

- 2. [ORD. 2019-018](#) To rezone the property known as 1206 Dinwiddie Avenue from the M-1 Light Industrial District to the B-7 Mixed-Use Business District.

Attachments: [Ord. No. 2019-018 - Withdrawn 20190906](#)
[Application Form & Applicant's Report](#)
[Survey](#)
[Map](#)

This ordinance was withdrawn by the applicant.

- 3. [ORD. 2019-213](#) To declare surplus and direct the conveyance of a portion of the City-owned real estate known as 601 East Leigh Street, consisting of 171,906± square feet, for nominal consideration to the Economic Development Authority of the City of Richmond.

Attachments: [Staff Report](#)
[Ord. No. 2019-213](#)

A motion was made by Vice Chair Law, seconded by Commissioner Cuffee-Glenn, that this item be continued to the October 16, 2019 Special Meeting of the Planning Commission. The motion carried unanimously.

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

- 4. [ORD. 2019-214](#) To declare surplus and direct the conveyance of certain parcels, or portions thereof, of City-owned real estate known as 601 E. Leigh St., 501 N. 7th St., 808 E. Clay St., 800 E. Clay St., 500 N. 10th St., 500 E. Marshall St., 500 A E. Marshall St., 116 N. 7th St., 114 N. 7th St., 112 N. 7th St., and 401 E. Broad St. to The NH District Corporation for the purpose of facilitating the redevelopment of the area bounded generally by E. Leigh St. on the north, N. 10th St. on the east, E. Marshall St. on the south, and N. 5th St. on the west.

Attachments: [Staff Report](#)
[Ord. No. 2019-214](#)

A motion was made by Vice Chair Law, seconded by Commissioner Cuffee-Glenn, that this item be continued to the October 16, 2019 Special Meeting of the Planning Commission. The motion carried unanimously.

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

5. [ORD. 2019-215](#) To close, to public use and travel, certain right-of-way areas comprised of portions of East Leigh Street, East Clay Street, North 5th Street, and North 7th Street, such portions together consisting of 44,590± square feet, to retain easements in certain of the closed right-of-way areas, and to authorize the Chief Administrative Officer to accept the dedication of right-of-way improvements and property, consisting of approximately 66,977± square feet, in connection with the closing of the right-of-way areas, for the purpose of facilitating the redevelopment of the area bounded generally by East Leigh Street on the north, North 10th Street on the east, East Marshall Street on the south, and North 5th Street on the west.

Attachments: [Staff Report](#)
[Ord. No. 2019-215](#)

A motion was made by Vice Chair Law, seconded by Commissioner Cuffee-Glenn, that this item be continued to the October 16, 2019 Special Meeting of the Planning Commission. The motion carried unanimously.

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

6. [ORD. 2019-217](#) To repeal ch. 30, art. IV, div. 26 (§§ 30-448.1-30-448.4) of the City Code; to amend ch. 30, art. IV, by adding therein a new div. 26 (§§ 30-448.1-30-448.8); and to amend City Code §§ 30-503, 30-519, 30-710.1, 30-710.4, 30-710.13, and 30-1220, all for the purpose of modifying the zoning regulations applicable in the CM Coliseum Mall District.

Attachments: [Staff Report](#)
[Ord. No. 2019-217](#)

A motion was made by Vice Chair Law, seconded by Commissioner Cuffee-Glenn, that this item be continued to the October 16, 2019 Special Meeting of the Planning Commission. The motion carried unanimously.

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

7. [ORD. 2019-218](#) To amend the official zoning map for the purpose of designating certain street blocks as “priority streets” and certain street blocks as “street-oriented commercial streets” in the area bounded generally by East Leigh Street on the north, North 10th Street on the east, East Marshall Street on the south, and North 5th Street on the west.

Attachments: [Staff Report](#)
[Ord. No. 2019-218](#)

A motion was made by Vice Chair Law, seconded by Commissioner Cuffee-Glenn, that this item be continued to the October 16, 2019 Special Meeting of the Planning Commission. The motion carried unanimously.

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

- 8. [ORD. 2019-219](#) To rezone the properties known as 601 E. Leigh St., 501 N. 7th St., 808 E. Clay St., 800 E. Clay St., 500 N. 10th St., 900 E. Marshall St., 406 N. 7th St., 408 A N. 7th St., 500 E. Marshall St., and 500 B E. Marshall St. from the B-4 Central Business District to the CM Coliseum Mall District.

Attachments: [Staff Report](#)
[Ord. No. 2019-219](#)

A motion was made by Vice Chair Law, seconded by Commissioner Cuffee-Glenn, that this item be continued to the October 16, 2019 Special Meeting of the Planning Commission. The motion carried unanimously.

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

Consent Agenda

Public Hearing:

-Martha Broughton expressed concerns about pedestrian traffic and the traffic study, for Items 17 and 18.

A motion was made by Vice Chair Melvin Law, seconded by Commissioner Selena Cuffee-Glenn, that the Consent Agenda be approved. The motion carried unanimously, with Commissioner Murthy abstaining on Item 13, Chair Poole abstaining on Item 14 and Commissioner Johannas abstaining on Item 16.

- 9. [ORD. 2019-200](#) To authorize the special use of the property known as 1117 North 31st Street for the purpose of the expansion of an existing single-family attached dwelling, upon certain terms and conditions.

Attachments: [Ord. No. 2019-200](#)
[Staff Report](#)
[Application Form and Applicant's Report](#)
[Plans](#)
[Survey](#)
[Map](#)

This Ordinance was recommended for approval to the City Council.

- 10. [ORD. 2019-201](#) To authorize the special use of the property known as 1119 North 31st Street for the purpose of the expansion of an existing single-family attached dwelling, upon certain terms and conditions.

- Attachments:** [Ord. No. 2019-201](#)
[Staff Report](#)
[Application Form & Applicant's Report](#)
[Plans](#)
[Survey](#)
[Map](#)

This Ordinance was recommended for approval to the City Council.

11. [ORD. 2019-202](#) To authorize the special use of the property known as 3022 Jefferson Davis Highway for the purpose of a wireless telecommunications monopole and associated equipment, upon certain terms and conditions.

- Attachments:** [Ord. No. 2019-202](#)
[Staff Report](#)
[Application Form and Applicant's Report](#)
[Plans](#)
[Map](#)
[Photo Simulation and NIER Statement](#)
[Coverage Prediction Documents](#)

This Ordinance was recommended for approval to the City Council.

12. [ORD. 2019-203](#) To authorize the special use of the property known as 3111 Q Street for the purpose of a two-family detached dwelling, upon certain terms and conditions.

- Attachments:** [Ord. No. 2019-203](#)
[Staff Report](#)
[Application Form and Applicant's Report](#)
[Plans & Survey](#)
[Map](#)

This Ordinance was recommended for approval to the City Council.

13. [ORD. 2019-204](#) To authorize the special use of the properties known as 224 South Cherry Street, 912 Idlewood Avenue, 914 Idlewood Avenue, 223 South Linden Street, 225 South Linden Street, and 239 South Linden Street for the purpose of a day nursery, upon certain terms and conditions.

- Attachments:** [Ord. No. 2019-204](#)
[Staff Report](#)
[Application Form and Applicant's Report](#)
[Plans & Survey](#)
[Map](#)

This Ordinance was recommended for approval to the City Council.

14. [ORD. 2019-205](#) To authorize the special use of the property known as 1600 West Cary Street for the purpose of an outdoor dining area, upon certain terms and conditions.

Attachments: [Ord. No. 2019-205](#)
[Staff Report](#)
[Application Form](#)
[Applicant's Report](#)
[Plan & Survey](#)
[Fence Detail](#)
[Map](#)
[Letter of Support Uptown Association](#)

This Ordinance was recommended for approval to the City Council.

15. [ORD. 2019-206](#) To amend and reordain Ord. No. 2018-012, adopted Feb. 12, 2018, which authorized the special use of the property known as 10 West Leigh Street for the purpose of permitting a multifamily dwelling with up to 14 dwelling units, to modify the parking requirements for 10 West Leigh Street, and to except the properties known as 12 West Leigh Street and 14½ West Leigh Street from certain lot area and width and open space requirements, upon certain terms and conditions.

Attachments: [Ord. No. 2019-206](#)
[Staff Report](#)
[Application Form & Applicant's Report](#)
[Plans & Surveys](#)
[Map](#)

This Ordinance was recommended for approval to the City Council.

16. [ORD. 2019-207](#) To authorize the special use of the property known as 1006 West Franklin Street for the purpose of a multifamily dwelling containing up to four dwelling units, upon certain terms and conditions.

Attachments: [Ord. No. 2019-207](#)
[Staff Report](#)
[Application Form & Applicant's Report.pdf](#)
[Plans & Survey](#)
[Map](#)
[FDA Letter of No Opposition](#)

This Ordinance was recommended for approval to the City Council.

- 17. [ORD. 2019-209](#) To conditionally rezone the property known as 201 Orleans Street from the M-1 Light Industrial District to the B-5 Central Business District (Conditional), upon certain proffered conditions.

Attachments: [Ord. No. 2019-209](#)
[Staff Report](#)
[Application Form & Applicant's Report](#)
[Exhibit 1.1 - Site B](#)
[Exhibit 2 - Site B](#)
[Survey](#)
[Map](#)
[Traffic Assessment](#)
[Letter of Support - Greater Fulton Civic Association](#)

This Ordinance was recommended for approval to the City Council.

- 18. [ORD. 2019-210](#) To conditionally rezone the properties known as 25 Nicholson Street and a portion of 101 Nicholson Street from the M-2 Heavy Industrial District to the B-7 Mixed-Use Business District (Conditional), upon certain proffered conditions.

Attachments: [Ord. No. 2019-210](#)
[Staff Report](#)
[Application Form & Applicant's Report](#)
[Exhibit 1.1](#)
[Exhibit 2](#)
[Exhibit 3](#)
[Survey](#)
[Map](#)
[Letter of Support - Greater Fulton Civic Association](#)

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

There are no items on the Regular Agenda.

Upcoming Items

A Special Meeting of the Planning Commission will be held on September 10, 2019 at 1:30 in Council Chambers, 2nd Floor, City Hall, for an informational presentation of the Navy Hill project.

Adjournment

Mr. Poole adjourned the meeting at 1:54 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.