



# City of Richmond

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## Meeting Minutes Planning Commission

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Monday, March 2, 2015

1:30 PM

5th Floor Conference Room

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### Call To Order

Mr. Poole called the meeting to order at 1:35p.m.

### Roll Call

**Present** 6 - Mr. Rodney Poole  
Mr. Melvin Law  
Ms. Lynn McAteer  
Mr. Jeffrey Sadler  
Mr. Doug Cole  
Ms. Ellen Robertson

**Absent** 3 - Ms. Amy Howard  
Mr. David Johannas  
Ms. Jane Ferrara

### Chair's Comments

Mr. Poole welcomed everyone who was present.

### Director's Report

There was no Director's Report.

#### - Council Action Update

Ms. Markham informed the Commission that there were eight items approved by City Council at their last meeting that the Commission recommended for approval.

### Consideration of Continuances and Deletions from Agenda

- 1. ORD. 2014-221** To authorize the special use of the property known as 1600 Monument Avenue for the purpose of authorizing outdoor dining for an existing restaurant, upon certain terms and conditions.

**Attachments:** [ORD. 2014-221](#)

**A motion was made by Ms. McAteer, seconded by Mr. Law, that this Ordinance be continued to the April 6, 2015 Commission meeting. The motion carried unanimously.**

**Aye:** 5 - Mr. Poole, Mr. Law, Ms. McAteer, Mr. Sadler and Mr. Cole

**Excused:** 1 - Ms. Robertson

2. **UDC No. 2015-02** Final Location, Character and Extent Review of the fence and gate detail for the Brown's Island Way arch over the James River and Kanawha Canal  
This item was withdrawn by the applicant.
3. **PCR 2015-001** Resolution of intent to amend sections 114-692.4 and 114.1030.1 of the City Code, to permit small scale telecommunication facilities on alternative support structures throughout the City and exempt them from the requirement to obtain a Plan of Development (POD).

**Attachments:** [PCR 2015-001](#)

**A motion was made by Ms. McAteer, seconded by Mr. Law, that this Resolution be continued to the March 16, 2015 Commission meeting. The motion carried unanimously.**

**Aye:** 5 - Mr. Poole, Mr. Law, Ms. McAteer, Mr. Sadler and Mr. Cole

**Excused:** 1 - Ms. Robertson

9. **ID 2015-006** Affordable Housing Strategy Presentation

**Attachments:** [Richmond Affordable Housing Strategy Report](#)

This item was removed from the Agenda at the request of the presenter.

## **Consent Agenda**

Ms. McAteer questioned how the City acquired the properties that are to be sold to Southside Housing and Community Development through Ord. 2015-038.

Ms. Markham stated that they were acquired with Richmond Redevelopment and Housing Authority with Neighborhood Stabilization Program grant money.

Ms. Emily Thomason presented her concerns related to the proposed location of the extension of the Cannon Creek Greenway. She stated that the area is very industrial in nature with and there should be a shared use path instead of sidewalks.

Mr. Nicholas Smith, Northside resident, agreed with Ms. Thomason and stated that a shared use path would be more appropriate for this location.

Lamont Benjamin, Department of Public Works, stated that the design is still in the works and will be presented to the Urban Design Committee and Planning Commission for approval.

**A motion was made by Mr. Law, seconded by Ms. McAteer, that the Consent Agenda be approved. The motion carried unanimously.**

**Aye:** 5 - Mr. Poole, Mr. Law, Ms. McAteer, Mr. Sadler and Mr. Cole

**Excused:** 1 - Ms. Robertson

4. **ORD. 2015-037** To authorize the Chief Administrative Officer to accept funds in the amount of \$320,000 from the Virginia Department of Transportation; to

transfer \$80,000 in matching funds from the Fiscal Year 2014-2015 Capital Budget, Bike Sharrows / Lanes project in the Transportation category; to amend the Fiscal Year 2014-2015 Capital Budget by establishing a new project in the Transportation category called the Cannon Creek Trail Connector – Phase IV project; and to appropriate the total amount of \$400,000 to the Fiscal Year 2014-2015 Capital Budget by increasing estimated revenues and the amount appropriated to the new Cannon Creek Trail Connector – Phase IV project in the Transportation category by \$400,000 for the purpose of constructing a bicycle/pedestrian trail beneath the I-64 overpass from Valley Road to Hospital Street that continues along Hospital Street until ending at Oliver Hill Way.

**Attachments:** [Staff Report](#)  
[ORD. 2015-037](#)  
[Location Map](#)

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

**Aye:** 5 - Mr. Poole, Mr. Law, Ms. McAteer, Mr. Sadler and Mr. Cole

**Excused:** 1 - Ms. Robertson

5. **ORD. 2015-038** To declare surplus and to direct the sale of City-owned real estate located at 1309 North 23rd Street, 1802 Montiero Avenue, 206 West Home Street, 3020 Garland Street, 3600 Delaware Avenue and 3023 Montrose Avenue for nominal consideration to the Southside Community Development and Housing Corporation for the purpose of enabling the redevelopment of the properties.

**Attachments:** [Staff Report](#)  
[ORD. 2015-038](#)  
[Location Maps](#)

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

6. **Subd. No. 2015-005** Preliminary approval of the Miller Parking subdivision plat at 400 Stockton Street (2 lots).

**Attachments:** [Staff Report](#)  
[Application](#)  
[Preliminary Plat](#)  
[Location Map](#)

**This Tentative Subdivision was approved on the Consent Agenda.**

## **Regular Agenda**

7. **ORD. 2014-194** To authorize the special use of the property known as 2216 Keswick Avenue for the purposes of a single-family detached dwelling unit and a take-out restaurant, upon certain terms and conditions.

**Attachments:** [Staff Report](#)  
[Location Map](#)  
[ORD. 2014-194](#)  
[Images](#)  
[Letters & Petitions of Opposition](#)  
[Petition of Support](#)

Mr. Matthew Ebinger presented the item as outlined in the staff report.

Ms. McAteer asked if the building had been used since 1975, when the 40-year rule would have made a commercial use illegal.

Mr. Ebinger stated it had been, but there is no clear record about what uses have been in the building.

Mr. Hazam Tereck, applicant, stated he obtained a certificate of zoning compliance in 2010 and spent money in reliance thereon. He stated that conditioned that no ABC to accommodate the neighborhood. The building had been used since early 1900's as commercial building. Only parcel that has no legal use if the special use permit is not granted.

Ms. McAteer asked how long the applicant had owned the building.

Mr. Tereck stated that he entered into a 10-year lease with an additional 10-year option once he received the certificate of zoning compliance.

Mr. Cole asked if the applicant planned exterior improvements if the special use was approved.

Mr. Tereck stated that he planned to put as much storefront glass as possible.

Ms. Tina Tidwell, 18 year resident of the Oak Grove community, spoke in opposition to the use because of trash that comes with the commercial use, particularly the existing commercial use in the neighborhood.

Ms. Pamela Smith, representing the Blackwell neighborhood, asked the opposition to stand. Approximately 20 people in the audience stood. She stated that the commercial use would not be good for their neighborhood. She stated that there are too many convenience stores in the area already.

Ms. Barbara Stockey-Goode, resident of Gordon Avenue and Vice President of Oak Grove Civic Association, stated she is opposed to the fast food restaurant and that there are already enough in the surrounding area. She expressed concern about crime and trash.

Ms. Louis McQueen, Bellemeade resident, stated that there are a lot of issues in their neighborhood and that there will be no nutritious food served at the proposed fast food restaurant. She also expressed concern about trash and the Chesapeake Bay. She stated that they do not want a fast food restaurant in the area.

Ms. Rosa Jones, President of Oak Grove Civic Association, stated that there are too many fast food restaurants in the area already. She stated that there will be too much trash and crime. She encouraged the Commission to deny the application for the fast food restaurant.

Mr. Leon Jones, Star Fellowship Baptist Church, stated the Church is in opposition to the application. He expressed concerns related to parking and litter.

Mr. Fatal Muhammad stated he is opposed to the commercial use because of loitering, crime and trash.

Mr. Cole stated that a vacant building is worse than a building that is occupied. He suggested that the applicant come back with improvements to storefront, how trash will be handled and if there is police enforcement.

**A motion was made by Ms. Robertson, seconded by Mr. Sadler, that this Ordinance be recommended for denial to the City Council. The motion carried unanimously.**

**Aye:** 6 - Mr. Poole, Mr. Law, Ms. McAteer, Mr. Sadler, Mr. Cole and Ms. Robertson

**8. ORD.  
2015-046**

To grant an option to the Richmond Redevelopment and Housing Authority to acquire by donation from the City City-owned real estate located at 1501 North 31st Street and 1611 North 31st Street for the purpose of constructing and developing an affordable housing development financed in part with an allocation of low-income housing tax credits provided through the Virginia Housing Development Authority.

**Attachments:** [Staff Report](#)  
[ORD. 2015-046](#)  
[Location Map](#)

Doug Dunlap presented the item as outlined in the staff report.

T. K. Somanath, interim Director of the RRHA, stated that this transfer will allow the 60 apartments in the 1st phase to set the tone for the transformation of the Creighton Court Housing Development and the East End.

**A motion was made by Mr. Law, seconded by Ms. Robertson, that this Ordinance be recommended for approval to City Council. The motion carried unanimously.**

**Aye:** 6 - Mr. Poole, Mr. Law, Ms. McAteer, Mr. Sadler, Mr. Cole and Ms. Robertson

## Upcoming Items

Ms. Markham stated that the City Administration would like to present the Capital Improvement Plan to the Commission at a special meeting on Friday, March 13, 2015 at 10:00a.m. instead of at the special meeting previously scheduled for March 6, 2015.

**A motion was made by Ms. Robertson, seconded by Mr. Law, that the Commission hold a special meeting at 10:00a.m. on Friday, March 13, 2015 in order to receive a presentation on the Mayor's Capital Improvement Program and that the previously scheduled meeting on March 6, 2015 be cancelled.**

## Adjournment

Mr. Poole adjourned the meeting at 2:36p.m.