



City of Richmond

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Meeting Minutes - Draft Planning Commission

Monday, May 6, 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 8 - * Chair Rodney Poole, * Commissioner David Johannas, * Commissioner Selena Cuffee-Glenn, * Commissioner Vivek G. Murthy, * Commissioner John Thompson, * Commissioner Ellen Robertson, * Commissioner Elizabeth Hancock Greenfield, and * Commissioner Max Hepp-Buchanan
- Absent 1 - * Vice Chair Melvin Law

Chair's Comments

Mr. Poole welcomed all who were present.

Approval of Minutes

1. [PDRMIN 2019.010](#)

Attachments: [CPC Draft Minutes April 15, 2019](#)

A motion was made by Commissioner Thompson, seconded by Commissioner Robertson, that the April 15, 2019 Meeting Minutes be approved. The motion carried by the following vote:

- Aye --** 5 - * Commissioner Vivek G. Murthy, * Commissioner John Thompson, * Commissioner Ellen Robertson, * Commissioner Elizabeth Hancock Greenfield and * Commissioner Max Hepp-Buchanan
- Abstain --** 3 - * Chair Rodney Poole, * Commissioner David Johannas and * Commissioner Selena Cuffee-Glenn

Director's Report

- Richmond 300 Update

Mr. Olinger stated there is an Advisory Council meeting on Wednesday. Also, the next presentation from DESMAN on the Parking Study will be at the next Planning Commission meeting.

- Council Action Update

Mr. Ebinger provided an update on the actions taken by City Council at its April 22, 2019 meeting.

Consideration of Continuances and Deletions from Agenda

2. [UDC 2019-16](#)

Attachments: [Application](#)
[Plans](#)

A motion was made by Commissioner Robertson, seconded by Commissioner Cuffee-Glenn, that Item 2 be continued to the May 20, 2019 Planning Commission Meeting. The motion carried unanimously (Commissioner Murthy was not present for the vote).

Consent Agenda

Public Hearing: No one spoke.

A motion was made by Commissioner Robertson, seconded by Commissioner Cuffee-Glenn, that the Consent Agenda be approved. The motion carried unanimously with Commissioner Johannas abstaining on Item 4.

3. [ORD. 2019-108](#)

To rezone the properties known as 500 Hull Street and 512 Hull Street from the B-7 Mixed-Use Business District to the B-4 Central Business District.

Attachments: [Ord. No. 2019-108](#)
[Staff Report](#)
[Application Form](#)
[Applicant's Report](#)
[Map](#)
[Survey](#)
[Letter of Support](#)

This Ordinance was recommended for approval to the City Council.

4. [ORD. 2019-109](#)

To rezone the property known as 1403 Roseneath Road from the B-7 Mixed-Use Business District to the TOD-1 Transit-Oriented Nodal District.

Attachments: [Ord. No. 2019-109](#)
[Staff Report](#)
[Application Form](#)
[Applicant's Report](#)
[Survey](#)
[Map](#)

This Ordinance was recommended for approval to the City Council.

5. [ORD. 2019-111](#)

To authorize the special use of the property known as 1501 Jefferson Davis Highway for the purpose of accessory parking and outdoor storage, upon certain terms and conditions.

Attachments: [Ord. No. 2019-111](#)
[Staff Report](#)
[Application Form & Applicant's Report](#)
[Plans & Survey](#)
[Map](#)

This Ordinance was recommended for approval to the City Council.

6. [ORD. 2019-112](#) To authorize the special use of the property known as 2219 Cedar Street for the purpose of two single-family attached dwellings, upon certain terms and conditions.

Attachments: [Ord. No. 2019-112](#)
[Staff Report](#)
[Application Form & Applicant's Report](#)
[Map](#)
[Plans & Survey](#)

This Ordinance was recommended for approval to the City Council.

7. [ORD. 2019-113](#) To authorize the special use of the property known as 2915 West Leigh Street for the purpose of an outdoor dining area, upon certain terms and conditions.

Attachments: [Ord. No. 2019-113](#)
[Staff Report](#)
[Application Form](#)
[Applicant's Report](#)
[Plans & Survey](#)
[Map](#)

This Ordinance was recommended for approval to the City Council.

8. [ORD. 2019-117](#) 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, but retaining portions as utility easements and access easements, upon certain terms and conditions, and to authorize the Chief Administrative Officer to accept the dedication of a public access easement, consisting of 60,011± 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. 2019-117](#)
[Staff Report](#)
[O&R Request Form](#)
[Map](#)

This Ordinance was recommended for approval to the City Council.

9. [CPCR.2019.049](#)

Attachments: [Resolution](#)

[Application: Matthew Spahr](#)

[Application: Gary Flowers](#)

[Application: Charles Piper](#)

[Application: Brian Palmer](#)

[Application: Ana Edwards](#)

[Application: Amber Esseiva](#)

This City Planning Commission Resolution was approved.

10. [PAC 2019-001](#)

Attachments: [PAC Report to Planning Commission](#)

[Staff Report to PAC](#)

[DPU Support Letter](#)

[Map](#)

[Final Mural Selection for Planning Commission](#)

This Section 17.05 Review was approved.

11. [SUBD 2019.003](#)

Attachments: [Staff Report](#)

[Application Form](#)

[Exception Request Letter](#)

[Plat](#)

[Map](#)

This Tentative Subdivision 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

12. [ORD. 2019-110](#)

To authorize the special use of the property known as 1206 Jahnke Road for the purpose of a single-family detached dwelling without frontage on an improved public street as required by City Code § 30-610.1, upon certain terms and conditions.

Attachments: [Ord. No. 2019-110](#)

[Staff Report](#)

[Application Form](#)

[Applicant's Report](#)

[Plans & Survey](#)

[Map](#)

[Letters of Opposition](#)

Mr. David Watson provided staff's presentation.

Mr. Murthy asked which way would the front door be facing?

Mr. Watson stated the front door would face the rear of the property.

Mr. Murthy asked will the alley be the primary access.

Mr. Watson stated yes.

Mr. Phil Gardner, Applicant, provided a summary of his proposal.

Mr. Gardner stated the driveway would be accessed off the alley. They would be using a cement board/ hardiplank siding. He will also be renovating the existing house.

Mr. Poole asked did you meet with the neighborhood. Is there an association?

Mr. Gardner stated Shannon Bloom provided support from the civic association.

Mr. Poole asked are you aware of the opposition.

Mr. Gardner stated yes. He met with the opposition and tried to work with them.

Mr. Poole asked did you discuss with the Council person.

Mr. Gardner stated yes, he spoke with the liaison.

Ms. Cuffee-Glenn asked what will the address be.

Mr. Ebinger stated City code requires the alley to be named.

Public Hearing: No one spoke

Mr. Johannas stated he does not believe increased density will adversely affect area. We need to keep having stock available in the City.

Mr. Murthy stated it is a great opportunity for development that is fitting for the area.

A motion was made by Commissioner Cuffee-Glenn, seconded by Commissioner Murthy, that this Ordinance be recommended for approval. The motion carried unanimously.

Upcoming Items

Mr. Ebinger listed the following items tentatively scheduled for the May 20, 2019 Planning Commission meeting:

- Highland Grove Community Unit Plan
- 804 North 22nd Street Special Use Permit
- 20 North Belmont Special Use Permit

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.