



# City of Richmond

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## Meeting Minutes Planning Commission

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Monday, October 16, 2017

1:30 PM

5th Floor Conference Room

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### Call To Order

Mr. David Johannas called the regular meeting of the Planning Commission to order at 1:31 p.m. The Chair and Vice Chair were unable to attend the meeting.

### Roll Call

- **Present** 6 - \* Commissioner David Johannas, \* Commissioner Selena Cuffee-Glenn, \* Commissioner Vivek G. Murthy, \* Commissioner Max Hepp-Buchanan, \* Commissioner John Thompson, and \* Committee Member Ellen Robertson
- **Absent** 3 - \* Chair Rodney Poole, \* Vice Chair Melvin Law, and \* Commissioner Elizabeth Hancock Greenfield

### Chair's Comments

#### - Update on Public Art Master Plan

Mr. Ebinger read the following statement provided by Chairman Poole:

"Each of you has received a copy of the Proposed Public Art Master Plan. It is obvious that much time and effort have been put into the proposed plan and I look forward to a full discussion of its contents. The proposed Plan is currently being vetted by the appropriate City departments and we will revisit the Plan and any proposed revisions at the second meeting of the Planning Commission in January 2018."

### Approval of Minutes

1. [PDRMIN 2017.021](#)

**Attachments:** [Draft October 2, 2017 Meeting Minutes.pdf](#)

**A motion was made by Commissioner Selena Cuffee-Glenn, seconded by Committee Member Ellen Robertson, that the October 2, 2017 Meeting Minutes be adopted. The motion carried by the following vote:**

- Aye --** 5 - \* Commissioner David Johannas, \* Commissioner Selena Cuffee-Glenn, \* Commissioner Vivek G. Murthy, \* Commissioner John Thompson and \* Committee Member Ellen Robertson
- Abstain --** 1 - \* Commissioner Max Hepp-Buchanan

### Director's Report

By request of Mr. Johannas, Mr. Olinger provided updates on the City's efforts regarding Airbnb and the efforts of the Department of Planning & Development Review regarding the

Monroe Ward rezoning.

**- Council Action Update**

Mr. Ebinger provided an update on the actions taken by City Council at its October 9, 2017 meeting.

**- Update on Pulse BRT Construction Project**

Ms. Amy Inman provided a presentation on the Pulse BRT Construction Project.

**- Update on Master Plan Update**

Mr. Mark Olinger provided an update.

**Consideration of Continuances and Deletions from Agenda**

There were no continuances or deletions from the agenda.

**Consent Agenda**

**A motion was made by Commissioner Robertson, seconded by Commissioner Murthy, to approve the Consent Agenda. The motion carried unanimously.**

**2. [ORD. 2017-193](#)**

To rezone the properties known as 904 Oliver Hill Way, 908 Oliver Hill Way, and 1020 Oliver Hill Way from the M-1 Light Industrial District and the M-2 Heavy Industrial District to the B-5 Central Business District.

- Attachments:** [Ord. No. 2017-193](#)  
[Staff Report](#)  
[Application Form & Applicant's Report](#)  
[Survey](#)  
[Map](#)  
[Support\\_16 Oct 2017 CPC Meeting](#)

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

**3. [ORD. 2017-195](#)**

To authorize the special use of the property known as 15 East Brookland Park Boulevard for the purpose of permitting a café with accessory roasting, wholesale, and distribution of coffee products, upon certain terms and conditions.

- Attachments:** [Ord. No. 2017-195](#)  
[Staff Report](#)  
[Plans](#)  
[Application Form & Applicant's Report](#)  
[Map](#)

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

4. [UDC 2017-36](#)

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

**This Location, Character and Extent Item 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**

5. [ORD. 2017-194](#)

To authorize the special use of the property known as 3138 Grayland Avenue for the purpose of two single-family detached dwellings, upon certain terms and conditions.

- Attachments:** [Ord. No. 2017-194](#)  
[Staff Report](#)  
[9-19-2017 Plans](#)  
[Survey](#)  
[Application Form & Applicant's Report](#)  
[Map](#)  
[Opposition](#)  
[Support](#)  
[Opposition 16 Oct 2017 CPC Meeting](#)  
[Support 16 Oct 2017 CPC Meeting](#)

Mr. Jonathan Brown provided a staff presentation.

Mr. Mark Baker provided a presentation for the applicant.

One spoke in opposition, four spoke in support of the proposal during the public hearing.

Mr. Thompson requested that the following modifications be reflected in the building permit plans:

1. Mansard Roof - Replace asphalt shingle with synthetic slate
2. Porch Roof (front) –
  - a. Reduce profile/pitch (height) of porch to match the adjacent.
  - b. Replace asphalt shingle with black EPMD or low profile seam metal to mimic the look of flat lock metal.
3. Porch Columns – replace pressure treated post with 6” round or square painted columns.
4. Porch Foundation – Replace 4x4 wood pressure treated posts with brick piers
5. Porch Trim – Replace front trim and risers with white hardie board.
6. Windows – Use SDL (Simulated Divided Lite) windows (vinyl or metal clad OK)

Mr. Baker agreed to the proposed modifications.

**A motion was made by Commissioner John Thompson, seconded by Commissioner Vivek G. Murthy, that this Ordinance be recommended for approval. The motion carried by the following vote:**

**Aye --** 6 - \* Commissioner David Johannas, \* Commissioner Selena Cuffee-Glenn, \* Commissioner Vivek G. Murthy, \* Commissioner Max Hepp-Buchanan, \* Commissioner John Thompson and \* Committee Member Ellen Robertson

6. [UDC  
2017-26\(2\)](#)

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

Mr. Josh Son provided a presentation.  
Mr. Mark Olinger provided a presentation.  
No one spoke during the public hearing.

**A motion was made by Committee Member Robertson, seconded by Commissioner Murthy, that this Section 17.05 Review be approved, with the conditions recommended by the Urban Design Committee. The motion carried by the following vote:**

**Aye --** 6 - \* Commissioner David Johannas, \* Commissioner Selena Cuffee-Glenn, \* Commissioner Vivek G. Murthy, \* Commissioner Max Hepp-Buchanan, \* Commissioner John Thompson and \* Committee Member Ellen Robertson

7. [UDC 2017-35](#)

**Attachments:** [UDC Report to CPC](#)  
[Staff Report to UDC](#)  
[Location & Plans](#)  
[Public Comment in Opposition](#)  
[Opposition\\_16 Oct 2017 CPC Meeting](#)

Mr. Josh Son provided a staff presentation.  
Ms. Katie Harrigan provided a presentation for the applicant.  
One spoke in opposition during the public hearing.

**A motion was made by Commissioner Cuffee-Glenn, seconded by Committee Member Robertson, that this Location, Character and Extent Item be approved, with the conditions recommended by the Urban Design Committee. The motion carried by the following vote:**

**Aye --** 6 - \* Commissioner David Johannas, \* Commissioner Selena Cuffee-Glenn, \* Commissioner Vivek G. Murthy, \* Commissioner Max Hepp-Buchanan, \* Commissioner John Thompson and \* Committee Member Ellen Robertson

8. [PDRPRES  
2017.012](#)

**Attachments:** [Hull Street Corridor Rezoning Presentation](#)

Mr. Will Palmquist provided a presentation.

**Upcoming Items**

Mr. Ebinger provided an update on upcoming items.

**Adjournment**

Mr. Johannas adjourned the meeting at 3:50 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.*

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David Johannas, Commission Member

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Matthew J. Ebinger, Secretary