



City of Richmond

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Meeting Minutes - Draft Planning Commission

Monday, June 1, 2015

1:30 PM

5th Floor Conference Room

Call To Order

Mr. Poole called the meeting to order at 1:30 p.m.

Roll Call

Present 8 - Mr. Rodney Poole
Mr. Melvin Law
Ms. Amy Howard
Mr. David Johannas
Ms. Lynn McAteer
Mr. Doug Cole
Ms. Ellen Robertson
Ms. Selena Cuffee-Glenn

Absent 1 - Mr. Jeffrey Sadler

Chair's Comments

Mr. Poole welcomed everyone who was present.

Approval of Minutes

[a2015 - 188](#) May 18, 2015 Meeting Minutes

Attachments: [Draft May 18, 2015 Meeting Minutes](#)

A motion was made by Mr. Johannas, seconded by Mr. Law, that the May 18, 2015 Meeting Minutes be approved. The motion carried by a unanimous vote.

Director's Report

There was no Director's Report.

- Council Action Update

Ms. Markham informed the Commission that the West Cary and West Main Streets rezoning, the amendments to the parking overlay districts, and the mixed used development at 320 North 32nd Street were approved by City Council per the Commission's recommendation.

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. (As Amended)

Attachments: [Staff Report](#)
[Ord. No. 2014-221](#)
[Location Map](#)
[Plans](#)
[Application & Applicant's Report](#)
[Support Letters](#)
[Opposition Letters](#)

A motion was made by Ms. Robertson, seconded by Mr. Johannas, that this Ordinance be recommended for a continuance to the Commission's July 6, 2015 meeting. The motion carried by a unanimous vote.

2. [ORD. 2015-090](#) To rezone the property known as 1031 Fourquarean Lane from the R-53 Multifamily Residential District to the R-5 Single Family Residential District.

Attachments: [Ord. No. 2015-90 - Withdrawn 20150605.pdf](#)

This item was withdrawn by the applicant.

3. [ORD. 2015-091](#) To authorize the special use of the property known as 1031 Fourquarean Lane for the purpose of permitting one or more multifamily dwellings with a total of up to 92 dwelling units for elderly and disabled persons, together with accessory parking, upon certain terms and conditions.

Attachments: [Ord. No. 2015-91 - Withdrawn 20150605.pdf](#)

This item was withdrawn by the applicant.

4. [ORD. 2015-111](#) To authorize the special use of the property known as 425 North 25th Street for the purpose of authorizing a mixed use building with up to two dwelling units and uses permitted in the UB Urban Business District without any required provisions for parking, upon certain terms and conditions.

Attachments: [ORD. 2015-111](#)
[Application & Applicant's Report](#)

A motion was made by Mr. Cole, seconded by Ms. Howard, that this Ordinance be recommended for a continuance to the Commission's July 6, 2015 meeting. The motion carried by a unanimous vote.

Consent Agenda

There was no public comment or discussion on the Consent Agenda.

A motion was made by Ms. Cuffee-Glenn, seconded by Mr. Law, that the Consent Agenda be approved. The motion carried by a unanimous vote.

- 5. [PCR 2015-004](#) Final Community Unit Plan approval for an office building at 9109 Stony Point Drive, known as Building C within Map Section F of the Northern Portion of the Stony Point Community Unit Plan.

Attachments: [Staff Report](#)
[Resolution](#)
[Application Form](#)
[Map](#)
[Plans](#)

This City Planning Commission Resolution was approved on the Consent Agenda.

Regular Agenda

- 6. [ORD. 2015-113-124](#) To amend Ord. No. 2006-299-296, adopted Dec. 11, 2006, which conditionally rezoned the property known as 2101 East Main Street from the M-1 Light Industrial District to the B-5 Central Business District (Conditional), upon certain proffered conditions, for the purpose of repealing one of the proffered conditions applicable to the rezoned property.

Attachments: [Staff Report](#)
[Location Map](#)
[Letter of Support](#)
[Ord. No. 2015-113-124.pdf](#)

Ms. Markham presented staff's recommendation as outlined in the staff report.

Mr. Johannas asked if the site was in a city and historic district?

Ms. Markham replied that it is not in a city old and historic district.

Mr. Johannas ask if there is anything special about this building that would need to be preserved.

Ms. Markham replied that it is a contributing structure but that she is not that familiar with the building.

Andy Condlin requested the Commission support the proposed ordinance amendment.

There was no public comment on the proposed rezoning amendment.

Mr. Poole stated he is supportive of the request because of the unique circumstances surrounding the property and the particular proffes. He stated that he is not typically in favor of removing proffers.

A motion was made by Mr. Law, seconded by Ms. Cuffee-Glenn, that this Ordinance be recommended for approval to the City Council. The motion carried by a unanimous vote.

7. [PCR 2015 - 005](#) To declare an intent to amend the Zoning Ordinance for the purpose of altering requirements for the posting of public notification signs in conjunction with public hearings.

Attachments: [Staff Report](#)
[Resolution](#)
[Draft Ordinance Amendment](#)
[Draft Sign Posting Policy](#)
[Other Locality Sign Examples](#)

Ms. Markham presented the proposed changes to the Zoning Ordinance as outlined in the staff report.

Ms. Cuffee-Glenn asked if the cost of the signs would be included in the application fee.

Ms. Markham stated that the application fee includes money to advertise the zoning case. She stated that staff will be responsible for putting up the signs and the application fees will pay for the real estate size signs.

Ms. Robertson requested that the city logo will be on signs.

Ms. Markham agreed.

There was no public comment on this proposed change to the Zoning Ordinance.

A motion was made by Ms. Robertson, seconded by Ms. Cuffee-Glenn, that this City Planning Commission Resolution be approved. The motion carried by a unanimous vote.

Upcoming Items

Mr. Johannas requested a resolution to look at rezoning Monroe Ward.

Mr. Olinger stated that Monroe Ward is about 4th or 5th in the rezoning line up.

Ms. Robertson added that staff should look at rezonings based on which ones of the most critical.

Ms. Cuffee-Glenn added that she would look at how the City will respond and deliver on it's responsible and obligations.

Mr. Olinger concluded that B-3 and M-1 zoning isn't a good fit in various parts of the city and that staff would look at it now on a case by case situation.

Adjournment

Mr. Poole adjourned the meeting at 2:05 p.m.