



# City of Richmond

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

## Meeting Minutes - Draft Planning Commission

---

Monday, February 2, 2015

1:30 PM

5th Floor Conference Room

---

### Call To Order

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

### Roll Call

**Present** 9 - Mr. Rodney Poole  
Mr. Melvin Law  
Ms. Amy Howard  
Mr. David Johannas  
Ms. Jane Ferrara  
Ms. Lynn McAteer  
Mr. Jeffrey Sadler  
Mr. Doug Cole  
Ms. Ellen Robertson

### Chair's Comments

Mr. Poole welcomed everyone who was present.

### Approval of Minutes

**ID 2015-003** January 5, 2015 Meeting Minutes

**Attachments:** [Draft January 5, 2015 Meeting Minutes](#)

**A motion was made by Mr. Sadler, seconded by Ms. McAteer, that the minutes from the January 5, 2015 be approved. The motion carried by the following vote:**

**Aye:** 6 - Mr. Poole, Mr. Johannas, Ms. Ferrara, Ms. McAteer, Mr. Sadler and Mr. Cole

**Excused:** 2 - Mr. Law and Ms. Robertson

**Abstain:** 1 - Ms. Howard

**ID 2015-004** January 20, 2015 Meeting Minutes

**Attachments:** [Draft January 20, 2015 Meeting Minutes](#)

**A motion was made by Ms. McAteer, seconded by Mr. Sadler, that the minutes from the January 20, 2015 meeting be approved. The motion carried by the following vote:**

**Aye:** 7 - Mr. Poole, Mr. Law, Mr. Johannas, Ms. Ferrara, Ms. McAteer, Mr. Sadler and Mr. Cole

**Excused:** 1 - Ms. Robertson

**Abstain:** 1 - Ms. Howard

**Director's Report**

There was no Director's Report or Council Action Update.

**- Council Action Update**

**Consideration of Continuances and Deletions from Agenda**

- 1. **ORD. 2013-205** To authorize the special use of the properties known as 705 and 709 Libbie Avenue for the purpose of a bank with a drive-up facility and accessory parking, upon certain terms and conditions.

**Attachments:** [ORD. 2013-205](#)

**A motion was made by Ms. McAteer, seconded by Mr. Johannas, that this Ordinance be continued to the September 8, 2015 meeting. The motion carried by the following vote:**

**Aye:** 8 - Mr. Poole, Mr. Law, Ms. Howard, Mr. Johannas, Ms. Ferrara, Ms. McAteer, Mr. Sadler and Mr. Cole

**Excused:** 1 - Ms. Robertson

- 2. **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:** [ORD. 2014-194](#)

**A motion was made by Ms. McAteer, seconded by Ms. Howard, that this Ordinance be continued to the March 2, 2015 meeting. The motion carried by the following vote:**

**Aye:** 8 - Mr. Poole, Mr. Law, Ms. Howard, Mr. Johannas, Ms. Ferrara, Ms. McAteer, Mr. Sadler and Mr. Cole

**Excused:** 1 - Ms. Robertson

- 3. **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 Ms. Howard, that this Ordinance be continued to the March 2, 2015 meeting. The motion carried by the following vote:**

**Aye:** 8 - Mr. Poole, Mr. Law, Ms. Howard, Mr. Johannas, Ms. Ferrara, Ms. McAteer, Mr. Sadler and Mr. Cole

**Excused:** 1 - Ms. Robertson

- 4. **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

**Attachments:** [UDC Report to CPC](#)  
[Staff Report to UDC](#)  
[Location Map](#)  
[Application & Plans](#)  
[Letter of Opposition](#)

**A motion was made by Ms. McAteer, seconded by Ms. Howard, that this Location, Character and Extent Item be continued to the March 2, 2015 meeting. The motion carried by the following vote:**

**Aye:** 8 - Mr. Poole, Mr. Law, Ms. Howard, Mr. Johannas, Ms. Ferrara, Ms. McAteer, Mr. Sadler and Mr. Cole

**Excused:** 1 - Ms. Robertson

**Consent Agenda**

- 5. **ORD. 2014-265-20 15-27** To authorize the special use of the property known as 3410 Cliff Avenue for the purpose of authorizing a day nursery for up to 12 children, upon certain terms and conditions.

**Attachments:** [Staff Report](#)  
[ORD. 2014-265](#)  
[Location Map](#)

Dorothy Bruce, the applicant, spoke in favor of the item. William W. Bruce provided written support of the item.

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

**Aye:** 8 - Mr. Poole, Mr. Law, Ms. Howard, Mr. Johannas, Ms. Ferrara, Ms. McAteer, Mr. Cole and Ms. Robertson

**No:** 1 - Mr. Sadler

**Regular Agenda**

- 6. **ORD. 2015-006-31** To authorize the Chief Administrative Officer to accept funds in the amount of \$240,000 from the Virginia Department of Transportation; to transfer \$60,000 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 Franklin Street and Main Street Cycle Track project; and to appropriate the total amount of \$300,000 to the Fiscal Year 2014-2015 Capital

Budget by increasing estimated revenues and the amount appropriated to the new Franklin Street and Main Street Cycle Track project by \$300,000 for the purpose of designing and constructing cycle tracks on Franklin Street and Main Street between Belvidere Street and 9th Street.

**Attachments:** [Staff Report](#)

[Location Map](#)

[Ord. No. 2015-006](#)

Jakob Helmbolt provided a presentation on the item.  
 Nicholas Smith and Brantley Tyndall Spoke in favor of the item.

**A motion was made by Mr. Law, seconded by Mr. Sadler, that this Ordinance be recommended for approval to the City Council. The motion carried by the following vote:**

**Aye:** 9 - Mr. Poole, Mr. Law, Ms. Howard, Mr. Johannas, Ms. Ferrara, Ms. McAteer, Mr. Sadler, Mr. Cole and Ms. Robertson

- 7. **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](#)

Ms. Markham provided a presentation as outlined in the staff report.

Jennifer Mullen, Colleen Hall, and Frank Meyer provided a presentation on the item.

The Planning Commission was concerned about having equipment in the street view on primary streets. They were concerned about the height of the poles and the appearance of clutter. They feel that we need as sophisticated a system as the City can possibly get without jeopardizing the appearance of the community.

**A motion was made by Mr. Johannas, seconded by Ms. Howard, that this City Planning Commission Resolution be continued to the February 17, 2015 meeting. The motion carried by the following vote:**

**Aye:** 9 - Mr. Poole, Mr. Law, Ms. Howard, Mr. Johannas, Ms. Ferrara, Ms. McAteer, Mr. Sadler, Mr. Cole and Ms. Robertson

- 8. **ID 2015-002** East End Transformation

**Attachments:** [Exhibits](#)

[Community Engagement](#)

Murphy Antoine, Colleen Bonick Lewis, Douglas Dunlap, and Barry Russell provided a presentation on the item. The presentation included an overview of the redevelopment of the Creighton Court public housing complex, the school capacity in the East End, and the parks and open space needs in the East End.

The Commission expressed several concerns related to the presentation of the East End Transformation plan, including the following:

(1) The first phase of the proposed development will result in a loss of the park, open space and recreation area, which will not be able to be replaced in the proposed redevelopment plan.

(2) The redevelopment of the old Armstrong High School site for housing will remove from City inventory a large parcel of land that could be used to meet needs and provide school facilities for the growing population of school aged children in the East End.

(3) In order for the East End Transformation to be successful in the Creighton Court area, an overall strategy for all the public housing in the East End, including Fairfield, Mosby and Whitcomb needs to be developed and executed. The Commission expressed concern about the participation or lack of participation from Richmond Redevelopment and Housing Authority.

**9. ID 14-037 Citywide Master Plan Update**

Mark Olinger provided an update on the item and requested the Commission continue the discussion until he has briefed the Mayor of the proposed Master Plan update.

**A motion was made by Vice Chair Law, seconded by Councilor Robertson, that this Report be continued to the February 17, 2015 meeting. The motion carried by the following vote:**

**Aye:** 9 - Mr. Poole, Mr. Law, Ms. Howard, Mr. Johannas, Ms. Ferrara, Ms. McAteer, Mr. Sadler, Mr. Cole and Ms. Robertson

**Upcoming Items**

Ms. Markham provided a brief overview of the upcoming items.

- Rezoning of 2102 East Main Street from M-1 to B-5(C)
- Special use permit amendment for multi-family 1125 West Clay Street
- Special use permits to subdivide 1617 and 1621 Grove Avenue
- Special use permit for outdoor dining at 26 North Morris Street
- Special use permit amendment for outdoor dining at 310 North 33rd Street
- Special use permit for multi-family at 3500 Kensington Avenue
- Special use permit for gas station at 3729 East Broad Rock Boulevard
- Location, Character and Extent review for Floyd Avenue improvements
- Location, Character and Extent review of a salt dome at 500 Forest Lawn Drive
- Location, Character and Extent review of Kanwha Plaza improvements
- Presentation of the Affordable Housing Strategy

## Adjournment

Mr. Poole adjourned the meeting at 4:03 PM.

---

Rodney M. Poole, Chair

---

Lory P. Markham, Secretary