



City of Richmond

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Meeting Minutes Planning Commission

Monday, December 8, 2014

1:30 PM

5th Floor Conference Room

This is a special meeting of the Planning Commission.

Call To Order

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

Roll Call

Present 7 - Mr. Rodney Poole
Mr. Melvin Law
Ms. Kathy Graziano
Mr. David Johannas
Ms. Jane Ferrara
Ms. Lynn McAteer
Mr. Doug Cole

Absent 2 - Ms. Amy Howard
Mr. Jeffrey Sadler

Chair's Comments

Mr. Poole welcomed everyone who was present and reminded the Commission that the December 15, 2014 meeting has been cancelled.

Director's Report

There was no Director's Report.

Consideration of Continuances and Deletions from Agenda

There were no continuances or deletions from the Agenda.

Consent Agenda

There was no public comment on the Consent Agenda.

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

1. [2014-248](#) To transfer \$100,000 from the Streets, Sidewalks, and Alley Improvements project and \$100,000 from the 2015 Road World Cycling Championship Infrastructure Improvements project, both in the Transportation category of the Fiscal Year 2014-2015 Capital Budget, and to appropriate such funds in the total amount of \$200,000 to a new line item in the Fiscal Year 2014-2015 General Fund Budget, Non-Departmental agency, for the purpose of making a grant pursuant

to Va. Code § 15.2-953(B) to the Three Chopt Garden Club, an organization furnishing services to beautify and maintain communities or to prevent neighborhood deterioration, in recognition of its efforts as part of Capital Trees to improve an area identified as the Low Line Park along Dock Street.

Attachments: [Staff Report](#)
[Location Map](#)
[ORD. 2014-248](#)

This Ordinance was recommended for approval on the Consent Agenda.

Regular Agenda

2. [ORD. 2014-245-22](#)
[5](#) To declare surplus and to direct the sale of certain interests of the City in real estate located at 120 Shockoe Slip and 1331 A East Canal Street and in air rights over a portion of East Canal Street near its intersection with South 13th Street for \$916,000 to Highwoods Realty Limited Partnership for the purpose of facilitating the expansion of the existing headquarters building of the Martin Agency.

Attachments: [Staff Report](#)
[Location Map](#)
[ORD. 2014-245](#)

A presentation on the proposed ordinance to transfer property and air rights to Highwoods was made by Mr. Peter Lee Downey, Interim Deputy Chief Administrative Officer.

Mr. Cole stated that he was opposed to the proposal because generally buildings over streets is not good urban design, but after seeing the conceptual plans he is in favor of the proposal. He asked for assurance that the development would be as depicted in the conceptual renderings shown to the Commission.

Ms. Jane duFrane, Highwoods, stated that the design of the proposal has not been finalized, but would be subject to review by the Commission of Architectural Review and other City Agencies.

Mr. James Mann, adjacent property owner, expressed concern over the legality of the transfer, his lack of notification regarding the transfer and whether he would still be able to access his property if the transfer occurred. He stated that he is not opposed to the development or the Martin Agency expanding, but he maintains these three concerns.

Mr. Welch stated that the City may or may not have rights to some of the property, but the Ordinance before the Commission would only declare the City surplus and allow the City to transfer whatever rights it may have in a quit claim deed to Highwoods.

Ms. Jane duFrane stated that access to Mr. Mann's property would not be affected by their proposed development.

Mr. Poole reinforced that this Ordinance is a result of an unsolicited offer from Highwoods to acquire the property and the Commission is only deciding on whether or not the property is surplus. Mr. Poole encouraged the representatives from Highwoods

to meet with Mr. Mann and discuss the proposed plans with their neighbors.

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

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

Upcoming Items

Ms. Markham stated that the next meeting of the Commission would be on Monday, January 5, 2015 and wished everyone a happy holiday.

Adjournment

Mr. Poole adjourned the meeting at 2:17 p.m.

Rodney M. Poole, Chair

Lory P. Markham, Secretary