



# City of Richmond

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## Meeting Minutes - Draft Planning Commission

Monday, March 18, 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 7 - \* Chair Rodney Poole, \* Vice Chair Melvin Law, \* Commissioner Selena Cuffee-Glenn, \* Commissioner Vivek G. Murthy, \* Commissioner John Thompson, \* Commissioner Ellen Robertson, and \* Commissioner Max Hepp-Buchanan
- Absent 2 - \* Commissioner David Johannas, and \* Commissioner Elizabeth Hancock Greenfield

### Chair's Comments

Mr. Poole welcomed all who were present.

### Approval of Minutes

#### 1. [PDRMIN 2019.006](#)

**Attachments:** [CPC Draft Minutes March 4, 2019](#)

**A motion was made by Vice Chair Law, seconded by Commissioner Robertson, that the March 4, 2019 Meeting Minutes be approved. The motion carried by the following vote:**

- Aye --** 5 - \* Chair Rodney Poole, \* Vice Chair Melvin Law, \* Commissioner John Thompson, \* Commissioner Ellen Robertson and \* Commissioner Max Hepp-Buchanan
- Excused --** 1 - \* Commissioner Vivek G. Murthy
- Abstain --** 1 - \* Commissioner Selena Cuffee-Glenn

#### 2. [PDRMIN 2019.007](#)

**Attachments:** [CPC Draft Minutes March 6, 2019](#)

**A motion was made by Commissioner Hepp-Buchanan, seconded by Commissioner Thompson, that the March 6, 2019 Meeting Minutes be approved. The motion carried by the following vote:**

- Aye --** 5 - \* Chair Rodney Poole, \* Commissioner Selena Cuffee-Glenn, \* Commissioner John Thompson, \* Commissioner Ellen Robertson and \* Commissioner Max Hepp-Buchanan

**Excused --** 1 - \* Commissioner Vivek G. Murthy

**Abstain --** 1 - \* Vice Chair Melvin Law

## Director's Report

There is no Director's Report.

### - Council Action Update

Mr. Ebinger provided an update on the actions taken by City Council at its March 11, 2019 meeting.

## Consideration of Continuances and Deletions from Agenda

There were no continuances or deletions from the agenda.

## Consent Agenda

Mr. Murthy asked what are advertising requirements for Urban Design Committee items.

Mr. Son stated staff recommends they meet with the neighborhood associations. For the Byrd Park Tanks item, they have planned to meet with the Civic Association.

Public Hearing:

No one spoke.

**A motion was made by Commissioner Cuffee-Glenn, seconded by Commissioner Robertson, that the Consent Agenda be approved. The motion carried unanimously.**

3. [ORD. 2019-035](#) To rezone the property known as 3516 Belt Boulevard from the R-4 Single-Family Residential District to the M-1 Light Industrial District.

**Attachments:** [Ord. No. 2019-035](#)

[Staff Report](#)

[Application Form](#)

[Applicant's Report](#)

[Map](#)

[Survey](#)

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

4. [ORD. 2019-036](#) To authorize the special use of the property known as 507 North 30th Street for the purpose of a dwelling unit within an accessory building, upon certain terms and conditions.

- Attachments:** [Ord. No. 2019-036](#)  
[Staff Report](#)  
[Application Form & Applicant's Report](#)  
[Plans & Survey](#)  
[Map](#)

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

5. [ORD. 2019-038](#) To authorize the special use of the property known as 1113 North 32nd Street for the purpose of a two-family detached dwelling, upon certain terms and conditions.

- Attachments:** [Ord. No. 2019-038](#)  
[Staff Report](#)  
[Application Form](#)  
[Applicant's Report](#)  
[Plans & Survey](#)  
[Map](#)  
[Letter of Support](#)  
[Public Response Form](#)

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

6. [ORD. 2019-039](#) To authorize the special use of the property known as 6807 Midlothian Turnpike for the purpose of permitting certain signs, upon certain terms and conditions.

- Attachments:** [Ord. No. 2019-039](#)  
[Staff Report](#)  
[Application Form](#)  
[Applicant's Report](#)  
[Plans & Survey](#)  
[Map](#)

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

7. [UDC 2019-09](#)

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

**This Location, Character and Extent Item was approved**

8. [UDC 2019-12](#)

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

**This Section 17.05 Review was approved**

**9. [UDC 2019-13](#)**

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

**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**

- 10. [ORD. 2019-037](#)** To authorize the special use of the property known as 700 North 31st Street for the purpose of up to six single-family attached dwellings, upon certain terms and conditions.

- Attachments:** [Ord. No. 2019-037](#)  
[Staff Report](#)  
[Application Form & Applicant's Report](#)  
[Map](#)  
[Plans & Survey](#)  
[Letter of Support Church Hill Association](#)  
[Letter of Support Church Hill Central Civic Association](#)  
[Letters of Support](#)  
[Letters of Support](#)  
[Letter of Opposition](#)  
[Public Response Form](#)  
[Presentation](#)

Mr. Jonathan Brown provided staff's presentation.

Mr. Poole asked would they be required to create six lots if they develop less than six units.

Mr. Ebinger stated the ordinance has been written so that the zoning administrator would have leeway to approve less than six lots if less than six units are constructed.

Mr. Mark Baker provided the applicant's presentation.

Mr. Poole asked was the reference to the special use permit across M Street meant for reference purposes not for precedent.

Mr. Baker stated yes.

Public Hearing:

In Favor:

Mr. Matt Jarreau spoke in favor. He has met with the community and wants to re-establish the historic area.

Mr. Ernie Chamberlayne believes there is sufficient on-street parking.

Ms. Jean Chopek spoke in favor. People in the Church Hill area are accustomed to on street parking.

In Opposition:

Mr. Steven Chaplin spoke in opposition. He believes too many units are being proposed. He lives nearby and goes by several times a day. There is no need for a special use permit here. The request for variance is substantial and numerous. The units are not being oriented to utilize the alley. Finally, the density of the proposal is too high.

Ms. Mary Alice Williams, owner of 619 North 3rd Street, asked when were signs posted on the property.

Mr. Ebinger stated the signs are posted the week the ordinance is introduced.

Ms. Williams stated concerns with traffic safety and parking in the area, with the size of this development and the lot coverage, she believes it needs more review even though it is not within a city historic district.

Mr. Poole stated it is rare that both Church Hill and Church Hill Central Associations are supportive.

Mr. Murthy questioned the frontage of the development.

Mr. Ebinger stated staff is not opposed to the development fronting on M Street.

**A motion was made by Vice Chair Law, seconded by Commissioner Cuffee-Glenn, that this Ordinance be recommended for approval to the City Council. The motion carried unanimously.**

11. [CPCR.2019.0](#)  
[18](#)

**Attachments:** [Staff Report](#)  
[Application Materials](#)  
[Resolution](#)  
[Map](#)  
[Letters of Opposition](#)  
[Public Response Form](#)  
[Presentation](#)

Ms. Jonet Prevost-White provided staff's presentation.

She stated this time, staff believes the plan is sufficient.

Mr. Poole stated staff does a through job of reviewing but commissioners should keep in mind they can require more.

Public Hearing:

Support:

Mr. Taylor Goodman represents the owner. This lot was recorded prior to implementation of Chesapeake Bay Act requirements.

Mr. Thompson stated for the landscaping, is there a maintenance program.

Mr. Goodman stated there is a maintenance program for the stormwater BMP, but not for the landscaping.

Mr. Poole asked when did your client buy this lot.

Mr. Goodman stated he believes he has always owned the lot.

Ms. Prevost-White stated the E&S bond can be held for one year after installation of landscaping to assure required landscaping is in place.

Public Hearing:

Mr. Frank Smith spoke in favor. He believes the property owners will properly maintain the landscaping.

No one spoke in opposition.

**A motion was made by Commissioner Vivek G. Murthy, seconded by Commissioner John Thompson, that this City Planning Commission Resolution be approved with the following conditions:**

**The exception request includes submission of a Water Quality Impact Assessment on the plans, a landscape mitigation plan using the Chesapeake Bay Buffer Modification and Mitigation Manual with the permit application to the Water Resources Division to be installed prior to bond release which shall remain in place for one year to ensure establishment of the vegetation planted.**

**The motion carried by the following vote:**

Aye -- 7 - \* Chair Rodney Poole, \* Vice Chair Melvin Law, \* Commissioner Selena Cuffee-Glenn, \* Commissioner Vivek G. Murthy, \* Commissioner John Thompson, \* Commissioner Ellen Robertson and \* Commissioner Max Hepp-Buchanan

12. [PDRPRES](#)  
[2019.003](#)

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

Mr. Mark Olinger provided staff's presentation.

Ms. Robertson stated gentrification is being discussed at community level. Is there enough thought being given to gentrification as part of Richmond 300.

Mr. Olinger stated that needs to be discussed at Housing Working Group meetings. One issue is that with the lack of federal funding for affordable housing, local efforts are more difficult.

Ms. Robertson believes the draft vision statement is one to be admired.

Mr. Hepp-Buchanan stated there is also the question regarding jobs.

Mr. Olinger stated yes. If 30,000 jobs were to be added to the city, where would they go?

Mr. Murthy stated this is critical for the Central Business District, not just M-1 Districts.

Ms. Cuffee-Glenn stated these discussions should also be tied into the CIP discussions.

Ms. Robertson emphasizes the importance of the school piece of this process. They are working on redistricting soon.

Mr. Olinger stated we will be working with Richmond Public Schools to coordinate their redistricting and Richmond 300.

Mr. Murthy stated we need to look at growth of population and its impact on schools.

## **Upcoming Items**

### **Adjournment**

Mr. Poole adjourned the meeting at 3:07 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.*