



City of Richmond

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

Meeting Minutes Planning Commission

Monday, November 3, 2014

1:30 PM

5th Floor Conference Room

Call To Order

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

Roll Call

Present 8 - Mr. Rodney Poole
Mr. Melvin Law
Ms. Kathy Graziano
Ms. Amy Howard
Mr. David Johannas
Ms. Jane Ferrara
Mr. Jeffrey Sadler
Mr. Doug Cole

Absent 1 - Ms. Lynn McAteer

Chair's Comments

[PCR
2014-008](#)

Resolution of the Richmond City Planning Commission expressing appreciation to John G. Albers.

Attachments: [PCR 2014-008](#)

This City Planning Commission Resolution was presented to Mr. Albers.

Approval of Minutes

[ID 14-041](#)

October 6, 2014 Minutes

Attachments: [Draft October 6, 2014 Minutes](#)

A motion was made by Ms. Graziano, seconded by Mr. Cole, that the minutes from the October 6, 2014 meeting be approved. The motion carried by the following vote:

Aye: 5 - Mr. Poole, Ms. Graziano, Ms. Ferrara, Mr. Sadler and Mr. Cole

Abstain: 3 - Mr. Law, Ms. Howard and Mr. Johannas

[ID 14-043](#)

October 20, 2014 Minutes

Attachments: [Draft October 20, 2014 Minutes](#)

A motion was made by Ms. Graziano, seconded by Mr. Cole, that the minutes from the October 20, 2014 meeting be approved. The motion carried by the

following vote:

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

Abstain: 1 - Ms. Howard

Director's Report

There was no Director's Report.

- Council Action Update

There was no Council Action Update.

Consideration of Continuances and Deletions from Agenda

2. [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. Graziano, seconded by Ms. Howard, that this ordinance be recommended for a 30-day continuance to the Commission's December 1, 2014 meeting. The motion carried by a unanimous vote.

5. [ORD. 2014-224](#) To authorize the special use of the property known as 3200 Utah Place for the purpose of authorizing a day nursery for up to 12 children, upon certain terms and conditions.

Attachments: [Staff Report](#)
[Location Map](#)
[ORD. 2014-224](#)
[Letters of Support](#)

A motion was made by Ms. Graziano, seconded by Ms. Howard, that this ordinance be recommended for a 30-day continuance to the Commission's December 1, 2014 meeting. The motion carried by a unanimous vote.

12. [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. Graziano, seconded by Ms. Howard, that this ordinance be recommended for a 30-day continuance to the Commission's December 1, 2014 meeting. The motion carried by a unanimous vote.

11. [ORD. 2014-191](#) To amend Ord. No. 96-17-34, adopted Mar. 11, 1996, which authorized the special use of the properties known as 510-520 West Broad Street, 517-519 West Marshall Street and 304 North Henry Street as a building

for retail purposes with an accessory drive-up window and parking, to permit the sale of alcoholic beverages for off-premises consumption, in accordance with a Virginia Department of Alcoholic Beverage Control Wine and Beer Off-Premises license, at the existing retail drugstore, upon certain terms and conditions.

Attachments: [ORD. 2014-191](#)

A motion was made by Ms. Graziano, seconded by Ms. Howard, that this ordinance be recommended for a 60-day continuance to the Commission's January 5, 2015 meeting. The motion carried by a unanimous vote.

Consent Agenda

A motion was made by Mr. Law, seconded by Ms. Graziano, that the items on the Consent Agenda be forwarded to Council with recommendations to approve. The motion carried unanimously.

1. [ORD. 2014-192](#) To authorize the special use of the properties known as 116 East Brookland Park Boulevard, 3004 Lamb Avenue, 3008 Lamb Avenue and 3014 Lamb Avenue for the purpose of permitting the construction and occupancy of a funeral home chapel with accessory parking, upon certain terms and conditions.

Attachments: [Staff Report](#)
[Location Map](#)
[ORD. 2014-192](#)
[Plans](#)
[Application & Applicant's Report](#)

This ordinance was recommended for approval on the Consent Agenda.

3. [ORD. 2014-222](#) To authorize the special use of the property known as 2319 Grove Avenue for the purpose of authorizing an expansion to an existing day nursery, upon certain terms and conditions.

Attachments: [Staff Report](#)
[Location Map](#)
[ORD. 2014-222](#)
[Plans & Survey](#)
[Application & Applicant's Report](#)
[Letter of Support](#)

This ordinance was recommended for approval on the Consent Agenda.

4. [ORD. 2014-223](#) To authorize the special use of the property known as 2319 M Street for the purposes of a two-family detached dwelling, upon certain terms and conditions.

Attachments: [Staff Report](#)
[Location Map](#)
[ORD. 2014-223](#)
[Plans & Survey](#)
[Application & Applicant's Report](#)
[Parking Study](#)
[Letter of Support](#)

This ordinance was recommended for approval on the Consent Agenda.

6. [ORD. 2014-225](#) To authorize the special use of the property known as 5204 Clarence Street for the purpose of authorizing a day nursery for up to 12 children, upon certain terms and conditions.

Attachments: [Staff Report](#)
[Location Map](#)
[ORD. 2014-225](#)
[Letters of Support](#)
[Petition of Support](#)

This ordinance was recommended for approval on the Consent Agenda.

7. [ORD. 2014-226](#) To authorize the special use of the property known as 707 East Main Street for the purposes of the installation of two roof signs, upon certain terms and conditions.

Attachments: [Staff Report](#)
[Location Map](#)
[ORD. 2014-226](#)
[Plans & Survey](#)
[Application & Applicant's Report](#)
[Letters of Support](#)

This ordinance was recommended for approval on the Consent Agenda.

8. [ORD. 2014-227](#) To amend Ord. No. 2014-61-98, adopted May 27, 2014, which (i) accepted a program of proposed Capital Improvement Projects for Fiscal Year 2014-2015 and the four fiscal years thereafter, (ii) adopted a Capital Budget for Fiscal Year 2014-2015, and (iii) determined a means of financing the same, to modify the purpose of the Meadow & Harrison Paving project in the Transportation category to provide that such project consists of the asphalt restoration of Meadow Street and Harrison Streets and the repaving of other streets in the Meadow and Harrison Uptown Neighborhood, including, but not limited to, South Allen Avenue, Randolph Street, Temple Street.

Attachments: [Staff Report](#)
[Location Map](#)
[ORD. 2014-227](#)

This ordinance was recommended for approval on the Consent Agenda.

9. [ORD. 2014-228](#) To amend Ord. No. 2014-61-98, adopted May 27, 2014, to amend the Capital Budget for Fiscal Year 2014-2015 by increasing revenues from planned borrowings and the amount appropriated to a new Stone Brewing project in the Economic and Community Development category by \$23,000,000 for the purpose of making an appropriation to the Economic Development Authority for the Authority to develop and manage a building to house the operations of KoochenVagner's Brewing Co., d/b/a Stone Brewing Co., in the city.

Attachments: [Staff Report](#)
[Location Map](#)
[ORD. 2014-228](#)

This ordinance was recommended for approval on the Consent Agenda.

Regular Agenda

10. [ORD. 2014-121-201](#) To authorize the special use of the property known as 1650 Overbrook Road for the purpose of authorizing and multifamily dwellings with up to two hundred five (205) dwelling units and other site amenities, upon certain terms and conditions.

Attachments: [Staff Report](#)
[Location Map](#)
[Ord. No. 2014-121](#)
[Application & Applicant's Documentation](#)
[Plans](#)
[Letter of Opposition](#)

Mr. Willy Thompson provided a presentation as outlined in the staff report.

Mr. Johannas asked what are the square footages of the apartments.

Mr. Thompson stated the two (2) bedroom is approximately 950 square feet, the one (1) bedroom is approximately 715 square feet.

Mr. David White stated he is representing the partnership that owns the property. They are proposing to put apartments in the building, primarily because it has historically been used as a tobacco warehouse. It does not work for modern industrial uses. He spoke about the Department of Historic Rehabilitation disagreements with designs to accommodate the Planning Commission Resolution requirements.

Mr. Poole thanked Mr. White on behalf of the Planning Commission for complying with

the Commission's position with respect to windowless units.

Mr. White stated it is actually a good idea.

Mr. Poole opened the public hearing and asked if anyone would like to speak in favor of this item on the regular agenda.

Mr. Poole asked if anyone would like to speak in opposition to this item on the regular agenda.

Mr. Charles Pool stated there is a limited number of industrial space in the City and the Commission must consider the general welfare of the entire City when making recommendations on special use permits. His presentation showed how adjacent properties are being used for viable industrial in identical buildings. He stated that the two story addition was reserved by the applicant in the initial special use permit for commercial use, which in itself indicates that it is viable for industrial or commercial use. He stated that if the Commission approves this request, it will open the flood gates for conversion of the district from job producing uses to student housing. Mr. Pool showed how industrial uses are viable in the area and was critical of the proposed openings in the exterior walls as destroying the historical integrity of the buildings.

A motion was made by Mr. Law, seconded by Ms. Graziano, that this Ordinance be recommended for approval. The motion carried by a unanimous vote.

13. [ORD. 2014-203](#)

To declare surplus and to direct the sale of City-owned real estate located at 313 North 24th Street and 2407 East Marshall Street for \$250,000 to Sterling Bilder, LLC, for the purpose of the construction of a mixed-use development including commercial, residential and civic space.

Attachments: [Staff Report](#)
[Location Map](#)
[ORD. 2014-203](#)
[Purchase, Sale and Development Agreement](#)
[Schematic Plans](#)
[Church Hill Association Letter of Support](#)

Mr. Paul McClellan, Department of Economic & Community Development, stated they are proposing to sell the property to encourage private investment, job creation and economic development. He gave an overview of the project.

Mr. Johannas asked if community space is part of the \$250,000 contract.

Mr. McClellan stated yes, the multi-use space is part of the contract.

Mr. Johannas asked in terms of environmental review, how does that work with due diligence.

Mr. McClellan stated the due diligence period is 45 days in which the offeror could study the environmental issues with the property. He continued that there will probably be some clean up necessary and they can terminate the contract if the soil is too contaminated.

Mr. Poole asked is Economic & Community Development in support.

Mr. McClellan stated yes.

Ms. Jennifer Mullen stated the City rezoned the property and the plans will meet zoning. She stated community space will be used by the Coffee Shop or Restaurant. She stated the project has long term revenue. She stated that the community space may be free, but will most likely be rented at a cost. She continued that the third party appraised value is \$200,000 as of today and the price is fair based on the appraisal and conditions.

Mr. Olinger asked is this a tax credit project.

Ms. Mullen stated no.

Mr. Olinger stated his biggest problem with the building is the south elevation, he would like more transparency on the park. He stated it is too dark on the park.

Ms. Mullen stated there will be window openings, they will go back to the architect to discuss making the windows larger, and it will also have to go to the Commission of Architecture Review.

Mr. Olinger wants it to be more open.

Mr. Poole asked what is protocol for getting approval.

Ms. Markham stated it will have to go to the Commission of Architecture Review and a Plan of Development will let Mr. Olinger influence the design.

Ms. Howard wants more information related to the commercial space.

Ms. Mullen stated the commercial space will be managed by the owner of the property. Currently the only non-paying user is St. John's Church. They are not sure how it will work until commercial users come up. They have expressed to the Civic Association that they can use the space.

Mr. Johannas asked does it go to Council, what are their reactions to the appraisal.

Ms. Mullen stated yes, it is still a very good offer. It exceeds all code requirements for sale of City property and it will meet zoning.

Mr. Poole asked why did you wait two (2) years to bring the paper forward.

Ms. Mullen stated they were meeting with the neighborhood.

Mr. Poole stated had you been able to buy the property when the original offer was made you would have been in excess of the assessed value.

Ms. Mullen stated yes.

Mr. Barry Russell, Department of Parks, Recreation & Community Facilities, stated he wants interface with the park to be appropriate and the park needs to be accommodated by design.

A motion was made by Ms. Graziano, seconded by Mr. Johannas, that this Ordinance be recommended for approval. The motion carried by a unanimous vote.

14. [ID 14-037](#)

Citywide Master Plan Update

Mr. Olinger stated that due to changes in the Department, staff is a bit overwhelmed and does not have anything to report at this time. He stated that there will be substantive information distributed at the next meeting.

Mr. Poole stated there is a lot of work to do.

Mr. Olinger stated it would be beneficial for Steve (GRTC) to give presentation at December meeting.

Mr. Poole stated that the process for this undertaking needs to be very clear.

Ms. Howard stated messages need to be delivered factually and with good quality information.

Upcoming Items

Ms. Markham stated that there would be several Location, Character and Extent items on the next agenda.

Adjournment

Mr. Poole adjourned the meeting at 2:42 p.m.

Rodney M. Poole, Chair

Lory P. Markham, Secretary