



# City of Richmond

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## Meeting Minutes Planning Commission

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Tuesday, July 5, 2016

1:30 PM

5th Floor Conference Room

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### Call To Order

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

### Roll Call

- Present 7 - \* Mr. Rodney Poole, \* Mr. David Johannas, \* Ms. Ellen Robertson, \* Ms. Selena Cuffee-Glenn, \* Mr. Vivek Murthy, \* Ms. Elizabeth Greenfield, and \* Mr. Max Hepp-Buchanan
- Absent 2 - \* Mr. Melvin Law, and \* Mr. Jeffrey Sadler

### Chair's Comments

Mr. Poole welcomed everyone who was present.

### Approval of Minutes

[PDRMIN  
2016-007](#) June 20, 2016 Meeting Minutes

**Attachments:** [June 20, 2016 Draft Meeting Minutes](#)

**A motion was made by Commissioner Johannas, seconded by Commissioner Murthy, that the June 20, 2016 Meeting Minutes be adopted. The motion carried by the following vote:**

**Aye --** 6 - \* Mr. Poole, \* Mr. Johannas, \* Ms. Cuffee-Glenn, \* Mr. Murthy, \* Ms. Greenfield and \* Mr. Hepp-Buchanan

**Excused --** 1 - \* Ms. Robertson

### Director's Report

#### - Master Plan Executive Committee Membership

Mr. Olinger asked the Planning Commission to consider two members to serve on an Executive Committee to guide the development of the Master Plan.

Mr. Poole suggested that any of the Commission members that would like to participate, get in touch with him and then they can discuss it.

#### - Update on B-4 Parking Study

Mr. Olinger stated Mr. Sadler has had some concerns about B-4 parking. B-4 parking is a primary use in the downtown area, largely in the B-4 but more importantly downtown. They have been meeting as staff to discuss that and will hope to bring something back

for the commission's initial response, perhaps at the August 15th meeting.

#### - Council Action Update

Ms. Markham informed the Commission that City Council approved the following items that the Planning Commission recommended approval on at their last meeting:

21 West Clay Street, 3903 Hill Monument Avenue, 4618 West Grace Street and 616 North 25th Street

The special use permit at 1650 Overbrook Road which was recommended for approval by the commission at the last meeting was continued by City Council and requested that it comes back to Planning Commission on the July 18th meeting.

Mr. Johannas asked about the potential reconsideration of Overbrook, if they do not do the reconsideration right now, that means that the Overbrook Plan remains approved and this is their single opportunity to reconsider, is that correct.

Ms. Markham stated the Commission could vote to reconsider it today and reconsider it on July 18th and either make a motion to approve it as it is on July 18th, make a motion to recommend amendments to it on July 18th or recommend denying it on July 18th and then it would go back to City Council. If the Planning Commission does not vote to reconsider it and it goes back to City Council on July 25th and Council makes amendments to the ordinance, it would have to be referred back to the Planning Commission.

Ms. Robertson stated there was a recommendation request by City Council to bring this back to the Planning Commission and she would like to offer a motion that the Commission accept the recommendation from Council to bring it back to the Planning Commission. They also feel that the reason for the request is in regards to a response that they received from the Department of Historic Resources and they would like to honor that request and have the ordinance amended and they should work on that amendment before it comes back to the Planning Commission.

#### [ORD.](#) [2016-171](#)

To amend Ord. No. 2014-121-201, adopted Nov. 10, 2014, which authorized the special use of the property known as 1650 Overbrook Road for the purpose of authorizing multifamily dwellings with up to 205 dwelling units, to permit up to 117 multifamily dwelling units and other site amenities, upon certain terms and conditions. (As Amended)

**Attachments:** [20160725 Amendment](#)  
[Ord. No. 2016-171 - Amended 20160725](#)  
[July 18, 2016 Staff Report](#)  
[June 20, 2016 Staff Report](#)  
[Location Map](#)  
[Survey](#)  
[Plans](#)  
[Application](#)  
[July 18, 2016 Letter of Opposition](#)  
[June 20, 2016 Letter of Opposition](#)  
[Special Use Permit Procedure Manual](#)  
[DHR Statement](#)  
[Windowless Dwelling Unit Resolution](#)

**A motion was made by Councilor Robertson, seconded by Commissioner Johannas, that this Ordinance be reconsidered by the Planning Commission at their July 18, 2016 meeting. The motion carried unanimously.**

### **Consideration of Continuances and Deletions from Agenda**

7. [ORD. 2016-190](#) To declare that a public necessity exists and to authorize the acquisition by gift, purchase, condemnation, or otherwise of certain fee simple interests, temporary construction easements, permanent drainage easements, and permanent utility easements, for the purpose of constructing transportation improvements as part of the East Riverfront Transportation Improvement Program project in the Transportation category of the Fiscal Year 2016-2017 Capital Budget.

**Attachments:** [Ord. No. 2016-190](#)  
[Staff Report](#)  
[Location Map](#)

**A motion was made by Councilor Robertson, seconded by Commissioner Cuffee-Glenn, that this Ordinance be recommended for continuance to the Planning Commission's July 18, 2016 meeting. The motion carried unanimously.**

### **Consent Agenda**

Ms. Geraldine Price spoke in opposition to closing the alley bounded by Nine Mile Road, North 31st Street, V Street and North 30th Street because it would prevent her from accessing her property.

Mr. Doug Mawby stated that only the V portion of the alley would close and assured Ms. Price that the alley would not.

Ms. Diane Bowman stated that she is also opposed to the closing of the alley. She stated that she would like the alley to be improved and asked if there would be a barrier to prevent the public from driving on the portion. She questioned where if the alley would be closed during construction. She stated that she did not want a barrier to

prevent access down the alley.

Mr. Mawby stated that they would not grant any work-in-street permits to close the alley.

Ms. Bowman asked if that could be put in writing.

Mr. Mawby stated that the terms and conditions associated with a work-in-street permit would be in writing.

Ms. Robertson encouraged the homeowners to reach out to their Councilwoman on the alley.

**A motion was made by Commissioner Hepp-Buchanan, seconded by Commissioner Murthy, that the Consent Agenda be approved subject to an amendment for item number 2, Ord. 2016-187. The motion carried unanimously.**

1. [ORD. 2016-186](#) To close, to public use and travel, a portion of an alley bounded by Nine Mile Road, North 31st Street, V Street and North 30th Street, consisting of 542± square feet, upon certain terms and conditions.

**Attachments:** [Ord. No. 2016-186](#)

[Staff Report](#)

[Location Map](#)

[Plat](#)

**This Ordinance was recommended for approval on the Consent Agenda.**

2. [ORD. 2016-187](#) To close, to public use and travel, an alley bounded by T Street, North 27th Street, [O] S Street, and North 26th Street, consisting of 2,040± square feet, upon certain terms and conditions. (As Amended)

**Attachments:** [20160725 Amendment](#)

[Ord. No. 2016-187 - Amended 20160725](#)

[Staff Report](#)

[Plat](#)

[Letter of Support](#)

**This Ordinance was recommended for approval on the Consent Agenda subject to an amendment to replace O Street with S Street.**

3. [ORD. 2016-188](#) To close, to public travel, portions of public rights-of-way known as Fulton Street and Old Williamsburg Avenue between Goddin Street and Williamsburg Avenue, consisting of 27,176± square feet, upon certain terms and conditions, in connection with the development of Historic Fulton Memorial Park. (As Amended)

**Attachments:** [20160725 Amendment](#)  
[Ord. No. 2016-188 - Amended 20160725.pdf](#)  
[Staff Report](#)  
[Location Map](#)  
[Plat](#)

**This Ordinance was recommended for approval on the Consent Agenda.**

4. [SUBD 2016-008](#) Preliminary Plat for the Maplewood Subdivision at 501 and 503 Maple Avenue (4 lots).

**Attachments:** [Staff Report](#)  
[Preliminary Plat](#)  
[Application](#)  
[Location Map](#)

**This Tentative Subdivision was approved on the Consent Agenda.**

5. [SUBD 2016-009](#) Preliminary Plat for the Swansboro Commons Subdivision at 3303 Lawson Street (5 lots).

**Attachments:** [Staff Report](#)  
[Application Form](#)  
[Preliminary Plat](#)  
[Location Map](#)

**This Tentative Subdivision was approved on the Consent Agenda.**

6. [PAC 2016 -002](#) Storm Drain Art Project along Tredegar Street

**Attachments:** [PAC Report to CPC](#)  
[Staff Report to PAC](#)  
[Storm Drain Art Inlet Map](#)  
[Final Storm Drain Art Submissions](#)

**This Section 17.05 Review was approved on the Consent Agenda.**

## **Regular Agenda**

There were no items on the Regular Agenda.

## **Upcoming Items**

Ms. Cuffee-Glenn stated that it will be important to have the City Attorney keep the Commission on task with what the Commission's authority is in reviewing the items on the July 18th Agenda.

Mr. Poole stated that the July 18th meeting is not great for his schedule and he may not

be there.

7/18/2016 - Special use amendment for 1650 Overbrook Road

7/18/2016 - Special use for 701 East Cary Street

7/18/2016 - Special use for 2723 East Cary Street

7/18/2016 - Special use for 5702 and 5706 Grove Avenue

7/18/2016 - Maggie Walker Plaza

7/18/2016 - East Main Street Relocation

**Adjournment**

Mr. Poole adjourned the meeting at 1:59 pm.

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Rodney M. Poole, Chair

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Lory P. Markham, Secretary