



# City of Richmond

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## Meeting Minutes Planning Commission

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Monday, February 5, 2018

1:30 PM

5th Floor Conference Room

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### Call To Order

Mr. Poole called the regular meeting of the Planning Commission to order at 1:32 p.m.

### Roll Call

-- Present 9 - \* Chair Rodney Poole, \* Vice Chair Melvin Law, \* Commissioner David Johannas, \* Commissioner Selena Cuffee-Glenn, \* Commissioner Vivek G. Murthy, \* Commissioner Elizabeth Hancock Greenfield, \* Commissioner Max Hepp-Buchanan, \* Commissioner John Thompson, and \* Committee Member Ellen Robertson

### Chair's Comments

Mr. Poole welcomed all who were present.

### Approval of Minutes

1. [PDRMIN  
2018.001](#)

**Attachments:** [Draft January 16, 2018 Meeting Minutes](#)

**A motion was made by Commissioner Johannas, seconded by Commissioner Murthy, that the January 16, 2018 Meeting Minutes be approved. The motion carried by the following vote:**

**Aye --** 8 - \* Chair Rodney Poole, \* Vice Chair Melvin Law, \* Commissioner David Johannas, \* Commissioner Selena Cuffee-Glenn, \* Commissioner Vivek G. Murthy, \* Commissioner Elizabeth Hancock Greenfield, \* Commissioner Max Hepp-Buchanan and \* Commissioner John Thompson

**Abstain --** 1 - \* Committee Member Ellen Robertson

### Director's Report

#### - Update on the Master Plan Update

Ms. Maritza Pechin provided an update on the Master Plan Update.

#### - Public Art Master Plan Reminder

Mr. Mark Olinger reminded the Commission that the Public Art Master Plan would be considered at its February 20, 2018 meeting. He will finalize staff recommendations and provide them to Mr. Poole and the Commission.

**- Council Action Update**

There was no Council Action update.

**Consideration of Continuances and Deletions from Agenda**

There were no continuances or deletions from the agenda.

**Consent Agenda**

Consent Agenda Public Hearing:

Ms. Anne Neil Cosby, representing the owner of St. John's Woods, spoke in opposition to Item No. 3 (Ord. No. 2018-013).

Mr. Jeff Lessin, owner, spoke in support of Item No. 5 (Ord. No. 2018-015).

A motion was made by Commissioner Thompson, seconded by Commissioner Johannas, that Item No. 3 (Ord. No. 2018-013) be moved from the Consent Agenda to the Regular Agenda. The motion carried by the following vote: 7:2 (Vice Chair Law and Chair Poole voting in opposition).

**A motion was made by Vice Chair Law, seconded by Commissioner Murthy, that the Consent Agenda be adopted, with an amendment to Item No. 6 (Ord. No. 2018-016) to include office use as a permitted use. The motion carried by the following vote:**

**Aye --** 9 - \* Chair Rodney Poole, \* Vice Chair Melvin Law, \* Commissioner David Johannas, \* Commissioner Selena Cuffee-Glenn, \* Commissioner Vivek G. Murthy, \* Commissioner Elizabeth Hancock Greenfield, \* Commissioner Max Hepp-Buchanan, \* Commissioner John Thompson and \* Committee Member Ellen Robertson

**2. [ORD. 2018-012](#)**

To authorize the special use of the property known as 10 West Leigh Street for the purpose of permitting a multifamily dwelling with up to 14 dwelling units, upon certain terms and conditions.

- Attachments:** [Ord. No. 2018-012](#)  
[Staff Report](#)  
[Application Form and Applicant's Report](#)  
[Map](#)  
[Plans 12 5 2017](#)

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

**4. [ORD. 2018-014](#)**

To amend Ord. No. 85-193-244, adopted Oct. 28, 1985, as previously amended by Ord. No. 88-210-196, adopted Sep. 12, 1988, Ord. No. 92-367-314, adopted Oct. 12, 1992, Ord. No. 2011-13-26, adopted Feb. 28, 2011, and Ord. No. 2017-248, adopted Jan. 8, 2018, which authorized the special use of the properties known as 1090 and 1100 German School Road for use as an elderly housing facility, to remove 1090

German School Road from the special use permit, upon certain terms and conditions.

- Attachments:** [Ord. No. 2018-014](#)  
[Staff Report](#)  
[Application Form & Applicant's Report.pdf](#)  
[Map](#)

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

**5. [ORD. 2018-015](#)**

To authorize the special use of the property known as 807 Pepper Avenue for the purpose of two single-family detached dwellings, upon certain terms and conditions.

- Attachments:** [Ord. No. 2018-015](#)  
[Staff Report](#)  
[Application Form & Applicant's Report](#)  
[6-14-2017 Plans & 8-9-2017 Plat](#)  
[Map](#)  
[Letter of Opposition](#)  
[Letter of No Opposition](#)

Mr. Ebinger informed the Commission that a letter of opposition from a Pepper Avenue resident and a letter of no opposition from the Westhampton Planning and Advisory Committee were received after the agenda was posted. Copies of the letters were provided to the Commission.

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

**6. [ORD. 2018-016](#)**

To authorize the special use of the property known as 900 St. James Street for the purpose of a building with non-residential uses on the first floor and up to 12 dwelling units on the upper floors, upon certain terms and conditions. (As Amended)

- Attachments:** [20180212 Amendment of 2018-016](#)  
[Ord. No. 2018-016 - Amended 20180212](#)  
[Staff Report](#)  
[Application Form & Applicant's Report](#)  
[Plans 11-22-2017](#)  
[Map](#)

Mr. Ebinger informed the Commission that office use was not included as a permitted use in the ordinance. The ordinance would need to be amended to include office use as a permitted use.

**This Ordinance was recommended for approval to City Council with an amendment to include office use as a permitted use.**

*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**

7. [ORD.  
2017-242](#)

To amend Ord. No. 2000-410-2001-10, adopted Jan. 8, 2001, as previously amended by Ord. No. 2001-220-231, adopted Jul. 23, 2001, which approved the "Shops at Stratford Hills Community Unit Plan," for the purpose of increasing the area subject to the community unit plan by 3.4 acres to 67.9± acres and modifying the development standards, under certain terms and conditions. (As Amended)

**Attachments:** [20180212 Amendment of 2017-242](#)

[Ord. No. 2017-242 - Amended 20180212](#)

[Staff Report](#)

[Resolution](#)

[Application Form](#)

[Applicant's Report](#)

[Map](#)

[Conceptual Plan 1-31-2018](#)

[Landscape Plan 1-30-2018](#)

[Landscape Plan \(Lot 3\) 1-30-2018](#)

[Letters of Opposition](#)

[Additional Letters of Opposition \(provided at 2-5-2018 CPC Meeting\)](#)

[Letters of Support](#)

[Public Response Forms 2-5-18 Planning Commission Meeting](#)

[Public Response Forms 1-3-18 Planning Commission Meeting](#)

[Southampton Citizens Association Letter 1\\_31\\_2018](#)

[McGuire Woods Letter 1-31-2018](#)

[Resolution Signed](#)

Mr. Matthew Ebinger provided a presentation and informed the Commission that additional letters of opposition were received after the agenda was posted. Copies of the letters were provided to the Commission.

Mr. Preston Lloyd, representing the applicant, provided a presentation.

Public Hearing:

3 people spoke in favor of this item, including Jeff Donahue, president of the Southampton Citizens Association and Mike Kane, board member of the Southampton Citizens Association.

6 people spoke in opposition to this item, including Ms. Anne Neil Cosby, representing

several adjacent property owners, and Kathy Shiff and Evelyn Terry, board members of the Southampton Citizens Association.

**A motion was made by Vice Chair Melvin Law, seconded by Commissioner Elizabeth Hancock Greenfield, that this Ordinance be recommended to City Council for approval with amendments to incorporate the amendments shown on the 2018 conceptual and landscape plans and subject to the following condition:**

**Per Section 2 of the amendatory ordinance, building permit applications shall be submitted within twelve (12) months from the effective date of amendatory ordinance, otherwise, the provisions of the amendatory ordinance shall be null and void and of no further effect, and Ordinance No. 2000-410-2001-10, adopted January 8, 2001, as previously amended by Ordinance No. 2001-220-231, adopted July 23, 2001, shall remain in effect and shall govern the use and development of the Property as defined in section 1(II) of Ordinance No. 2001-220-231, adopted July 23, 2001.**

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

- Aye --** 8 - \* Chair Rodney Poole, \* Vice Chair Melvin Law, \* Commissioner Selena Cuffee-Glenn, \* Commissioner Vivek G. Murthy, \* Commissioner Elizabeth Hancock Greenfield, \* Commissioner Max Hepp-Buchanan, \* Commissioner John Thompson and \* Committee Member Ellen Robertson
- No --** 1 - \* Commissioner David Johannas

**3. [ORD. 2018-013](#)**

To authorize the special use of the property known as 1090 German School Road for the purpose of a multifamily dwelling with up to 96 dwelling units, upon certain terms and conditions.

- Attachments:** [Ord. No. 2018-013](#)  
[Staff Report](#)  
[Application Form & Applicant's Report](#)  
[10\\_31\\_2017 Plans & Survey](#)  
[Map](#)  
[Public Response Forms 2-5-18 Planning Commission Meeting](#)  
[Letter of Opposition](#)

Mr. Ebinger informed the Commission that a letter of opposition was received after the agenda was posted. Copies of the letters were provided to the Commission.

Mr. Jonathan Brown provided a presentation.

Mr. Bill Pantele, representing the applicant, provided a presentation.

Public Hearing:

No one spoke in favor of the application.

Ms. Anne Neil Cosby, representing the owner of St. John's Woods, spoke in opposition.

**A motion was made by Committee Member Ellen Robertson, seconded by Commissioner Elizabeth Hancock Greenfield, that this Ordinance be**

recommended for approval to the City Council. The motion carried unanimously.

**Upcoming Items**

Mr. Ebinger provided an update on upcoming items tentatively scheduled for the February 20, 2018 meeting:

- 1121 N. 25th Street - SUP (mixed-use building)
- 806 Cathedral Place - SUP (short term rental units)
- 8 & 10 E. Main Street - SUP Amendment (short term rental units)
- Public Art Master Plan

**Adjournment**

Mr. Poole adjourned the meeting at 3:29 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.*

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Rodney M. Poole, Chair

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Matthew J. Ebinger, Secretary