



# City of Richmond

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## Meeting Minutes Planning Commission

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Monday, December 2, 2019

1:30 PM

5th Floor Conference Room

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### Call To Order

Mr. Law called the regular meeting of the Planning Commission to order at 1:33 p.m.

### Roll Call

- Present 8 - \* Vice Chair Melvin Law, \* Commissioner David Johannas, \* Commissioner Vivek G. Murthy, \* Commissioner Ellen Robertson, \* Commissioner Elizabeth Hancock Greenfield, \* Commissioner Max Hepp-Buchanan, \* Commissioner John Thompson, and \* Commissioner Lenora Reid
- Absent 1 - \* Chair Rodney Poole

### Chair's Comments

Mr. Law welcomed all who were present.

### Approval of Minutes

### Director's Report

#### - Council Action Update

Mr. Matthew Ebinger stated there is no Council Action update.

#### - Richmond 300 Update

Mr. Mark Olinger provided an update on Richmond 300.

### Consideration of Continuances and Deletions from Agenda

8. [ORD. 2019-294](#) To close, to public use and travel, a portion of Greenville Avenue between its southern terminus and Kansas Avenue and a portion of a 16' alley located in the adjacent block to the east of Greenville Avenue and bounded by Kansas Avenue to the north and Carter Street to the east, together consisting of 22,760± square feet, and to authorize the Chief Administrative Officer to accept the dedication of a 500 square foot right-of-way area for a turnaround near the proposed new southern terminus of the alley, all for the purpose of facilitating redevelopment of the area, upon certain terms and conditions.

- Attachments:** [Ord. No. 2019-294 Amended 20200210](#)  
[Staff Report](#)  
[Map](#)  
[Letters of Opposition](#)  
[Letter of Withdrawal of Opposition](#)  
[20200210 Amendment of Ord. No. 2019-294](#)

**A motion was made by Commissioner Vivek G. Murthy, seconded by Commissioner John Thompson, that this Ordinance be continued to the second January meeting of the Planning Commission (January 21, 2020). The motion carried unanimously.**

9. [ORD. 2019-302](#) To authorize the special use of the property known as 1620 Park Avenue for the purpose of a multifamily dwelling, upon certain terms and conditions.

- Attachments:** [Ord. No. 2019-302 Amended 20200210](#)  
[Staff Report](#)  
[Application Form & Updated Applicant's Report](#)  
[Updated Plans\\_15 January 2020 and Survey](#)  
[Old Plans & Survey](#)  
[Map](#)  
[Letter of Opposition\\_Fan District Association](#)  
[Petition of Opposition](#)  
[Letter of Opposition](#)  
[Public Comment Letters\\_Opposition\\_Feb 3, 2020 Planning Commission Meeting](#)  
[Letters of Support](#)  
[20200210 Amendment of Ord. No. 2019-302](#)

**A motion was made by Commissioner Elizabeth Hancock Greenfield, seconded by Commissioner Lenora Reid, that this Ordinance be continued to the first January meeting of the Planning Commission (January 6, 2020). The motion carried unanimously.**

4. [ORD. 2019-324](#) To authorize the special use of the property known as 1703 Maury Street for the purpose of a two-family detached dwelling, upon certain terms and conditions.

- Attachments:** [Ord. No. 2019-324](#)  
[Staff Report](#)  
[Application Form & Applicant's Report](#)  
[Plans and Survey](#)  
[Map](#)  
[Letter of Opposition](#)  
[Staff Presentation to Planning Commission](#)

A motion was made by Commissioner Ellen Robertson, seconded by Commissioner David Johannas, that this Ordinance be continued to the first January meeting of the Planning Commission (January 6, 2020). The motion carried unanimously.

10. [ORD. 2019-328](#)

To authorize the special use of the property known as 1900 Chamberlayne Parkway for the purpose of office, group home, [shelter,] and social service delivery uses, upon certain terms and conditions. (As Amended)

**Attachments:** [Ord. No. 2019-328 - Amended 20200113](#)

[Staff Report](#)

[Application Form](#)

[Applicant's Report and Management Plan](#)

[Plans & Survey](#)

[Map](#)

[Letters of Support or Non-Opposition](#)

[Letters of Opposition](#)

[Applicant Presentation to Planning Commission](#)

[Staff Presentation to Planning Commission](#)

[Applicant's Updated Report and Management Plan](#)

[Edgehill Chamberlayne Court Civic Association Letter](#)

[Salvation Army letter of support](#)

[Chamberlayne Industrial Center Association Petition](#)

[Chamberlayne Industrial Center Association Petition Additional Signatures](#)

[Letter of Opposition Lufteknik, LLC](#)

[Howard letter for SA](#)

[Sharon Blount letter for SA](#)

[20200113 Amendment of Ord. No. 2019-328](#)

A motion was made by Commissioner Lenora Reid, seconded by Commissioner Ellen Robertson, that this Ordinance be continued to the first January meeting of the Planning Commission (January 6, 2020). The motion carried unanimously.

**Consent Agenda**

Public Hearing: No One Spoke.

Item 3: Mr. Ebinger informed the Commission that staff received a voicemail from a property owner stating opposition. Mr. Ebinger also informed the Commission that letters of support are available.

A motion was made by Commissioner Robertson, seconded by Commissioner Murthy, that the Consent Agenda be approved. The motion carried by the following vote:

**Aye --** 8 - \* Vice Chair Melvin Law, \* Commissioner David Johannas, \* Commissioner Vivek G. Murthy, \* Commissioner Ellen Robertson, \* Commissioner Elizabeth Hancock Greenfield, \* Commissioner Max Hepp-Buchanan, \* Commissioner John Thompson and \* Commissioner Lenora Reid

- 1. [ORD. 2019-321](#) To rezone the properties known as 710 Perry Street; 715 Porter Street; and 201, 209, and 213 West Commerce Road from the B-7 Mixed-Use Business District to the B-4 Central Business District.

**Attachments:** [Ord. No. 2019-321](#)  
[Staff Report](#)  
[Application Form and Applicant's Report](#)  
[Map](#)  
[Survey](#)  
[Letter of Support Manchester Alliance](#)

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

- 2. [ORD. 2019-322](#) To authorize the special use of the property known as 1013 North 33rd Street for the purpose of two two-family attached dwellings, upon certain terms and conditions.

**Attachments:** [Ord. No. 2019-322](#)  
[Staff Report](#)  
[Application Form and Applicant's Report](#)  
[Plans](#)  
[Map](#)  
[Response Letter- Church Hill Central Civic Association](#)  
[Letter in Opposition-Ogburn.pdf](#)

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

- 3. [ORD. 2019-323](#) To authorize the special use of the properties known as 1213 North 32nd Street and 1215 North 32nd Street for the purpose of two single-family attached dwellings, upon certain terms and conditions.

**Attachments:** [Ord. No. 2019-323](#)  
[Staff Report](#)  
[Application Form & Applicant's Report](#)  
[Plans & Survey](#)  
[Map](#)  
[Letter of No Opposition Church Hill Central Civic Association](#)  
[Letters of Support](#)

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

- 5. [ORD. 2019-325](#) To authorize the special use of the property known as 1803 North 28th Street for the purpose of a church, day nursery, office, adult day care, and educational uses within an existing building, upon certain terms and conditions.

**Attachments:** [Ord. No. 2019-325](#)  
[Staff Report](#)  
[Application Form & Applicant's Report](#)  
[Survey](#)  
[Map](#)

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

- 6. [ORD. 2019-326](#) To authorize the special use of the property known as 2110 P Street for the purpose of a multifamily dwelling containing up to four dwelling units, upon certain terms and conditions.

**Attachments:** [Ord. No. 2019-326](#)  
[Staff Report](#)  
[Application Form & Applicant's Report](#)  
[Plans & Survey](#)  
[Map](#)  
[Support Letter](#)

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

- 7. [ORD. 2019-327](#) To authorize the special use of the properties known as 2608 Buford Avenue, 2618 Buford Avenue, 2727 Buford Avenue, 4201 Tyrone Street, 4207 Tyrone Street, and 4208 Tyrone Street for the purpose of the storage of inoperable vehicles outside of an enclosed building, upon certain terms and conditions.

**Attachments:** [Ord. No. 2019-327](#)  
[Staff Report](#)  
[Application Form & Applicant's Report](#)  
[Property and Plans](#)  
[Map](#)

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

*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**

All items on the Regular Agenda were continued.

**Upcoming Items**

Mr. Ebinger provided a list of items scheduled for the Planning Commission's December 16, 2019 meeting:

- Possible UDC Item
- Election of Officers
- 2020 Meeting Schedule

**Adjournment**

Mr. Law adjourned the meeting at 1:51 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.*