



# City of Richmond

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

## Meeting Minutes Planning Commission

---

Monday, March 2, 2020

1:30 PM

5th Floor Conference Room

---

### Call To Order

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

### Roll Call

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

### Chair's Comments

Mr. Poole welcomed all who were present.

### Approval of Minutes

[PDRMIN  
2020.002](#)

**Attachments:** [DRAFT CPC Minutes\\_Oct 16, 2019 Meeting](#)

**A motion was made by Commissioner Thompson, seconded by Commissioner Greenfield, that the October 16, 2019 Meeting Minutes be approved. The motion carried by the following vote:**

- Aye --** 4 - \* Vice Chair Melvin Law, \* Commissioner Vivek G. Murthy, \* Commissioner Elizabeth Hancock Greenfield and \* Commissioner John Thompson
- Excused --** 3 - \* Commissioner Max Hepp-Buchanan, \* Commissioner Lenora Reid and \* Commissioner Ellen Robertson
- Abstain --** 1 - \* Chair Rodney Poole

[PDRMIN  
2020.001](#)

**Attachments:** [DRAFT CPC Minutes\\_Dec 2, 2019 Meeting](#)

**A motion was made by Vice Chair Law, seconded by Commissioner Murthy, that the December 2, 2019 Meeting Minutes be adopted. The motion carried by the following vote:**

**Aye --** 5 - \* Chair Rodney Poole, \* Vice Chair Melvin Law, \* Commissioner Vivek G. Murthy, \* Commissioner Elizabeth Hancock Greenfield and \* Commissioner John Thompson

**Excused --** 3 - \* Commissioner Max Hepp-Buchanan, \* Commissioner Lenora Reid and \* Commissioner Ellen Robertson

**Director's Report**

**- Council Action Update**

Mr. Ebinger provided an update on the actions taken by City Council at its February 24, 2020 meeting.

**- Richmond 300 Update**

Mr. Olinger provided an update.

**Consideration of Continuances and Deletions from Agenda**

1. [ORD. 2018-324](#) To amend and reordain Ord. No. 2007-131-174, adopted Jul. 23, 2007, which authorized the special use of the property known as 1400 Grove Avenue for the purpose of permitting a multifamily dwelling consisting of no more than ten units and authorized the special use of the properties known as 1410 and 1412 Grove Avenue for the purpose of allowing single-family attached dwellings on substandard sized lots, together with accessory off-street parking, to remove from the ordinance the provisions pertaining to 1412 Grove Avenue, upon certain terms and conditions.

**Attachments:** [Ord. No. 2018-324](#)  
[Application Form & Applicant's Report](#)  
[Map](#)

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

2. [ORD. 2018-325](#) To authorize the special use of the property known as 1412 Grove Avenue for the purpose of either a single-family attached dwelling or a single-family detached dwelling and up to four rooms or groups of rooms for short-term rental use, upon certain terms and conditions.

**Attachments:** [Ord. No. 2018-325](#)  
[Application Form & Applicant's Report](#)  
[Plans](#)  
[Survey](#)  
[Map](#)

**A motion was made by Commissioner Max Hepp-Buchanan, seconded by Commissioner Ellen Robertson, that this Ordinance be continued to the first April**

meeting of the Planning Commission (April 6, 2020). The motion carried unanimously.

8. [CPCR.2020.009](#)

- Attachments:** [Staff Report](#)  
[Spot Blight Abatement Authority Letter](#)  
[Specifications Spot Blight](#)  
[1201 Porter Street - 2020 Photographs](#)  
[1201 Porter Street - 2019 Photographs](#)  
[Reports: PMCE and Building Inspection](#)  
[Map](#)  
[Letter of Support - Historic Richmond Foundation](#)  
[Letter of Support](#)  
[Resolution](#)

A motion was made by Commissioner Jack Thompson, seconded by Commissioner Max Hepp-Buchanan, that this Ordinance be continued to the first April meeting of the Planning Commission (April 6, 2020). The motion carried unanimously.

**Consent Agenda**

Public Hearing: No One Spoke.

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

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

3. [ORD. 2020-042](#)

To authorize the special use of the property known as 1111 North 32nd Street for the purpose of a two-family detached dwelling, upon certain terms and conditions.

- Attachments:** [Ord. No. 2020-042](#)  
[Staff Report](#)  
[Application Form](#)  
[Applicant's Report](#)  
[Plans](#)  
[Survey](#)  
[Map](#)

This Ordinance was recommended for approval to the City Council.

4. [ORD. 2020-043](#)

To authorize the special use of the property known as 1320 North 31st Street for the

purpose of two single-family attached dwellings, upon certain terms and conditions.

- Attachments:** [Ord. No. 2020-043](#)  
[Staff Report](#)  
[Application Form and Applicant's Report](#)  
[Plans](#)  
[Map](#)  
[Letter of No Opposition\\_Church Hill Central Civic Assoc](#)

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

5. [ORD. 2020-044](#) To authorize the special use of the property known as 5616 Kendall Road for the purpose of two single-family detached dwellings, upon certain terms and conditions.

- Attachments:** [Ord. No. 2020-044](#)  
[Staff Report](#)  
[Application Form & Applicant's Report](#)  
[Plans & Survey](#)  
[Map](#)

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

6. [SUBD 2020.002](#)

- Attachments:** [Staff Report](#)  
[Plat](#)  
[Map](#)  
[Subdivision Exception Request Letter](#)

**This Subdivision Exception Request 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**

7. [ORD. 2020-041](#) To amend and reordain Ord. No. 2017-129, adopted Oct. 9, 2017, which authorized the special use of the property known as 1704 Arlington Road for the purpose of illuminated canopy signage, to modify the permitted uses, upon certain terms and conditions.

**Attachments:** [Staff Report](#)  
[Ord. No. 2020-041](#)  
[Application Form and Applicant's Report](#)  
[Engineering Statement](#)  
[Plans](#)  
[Map](#)  
[Letter of No Opposition, Scott's Addition Boulevard Association](#)  
[Staff Presentation](#)

Mr. David Watson provided staff's presentation.

Mr. Brian Mercer stated if you look at the provisions in the Board of Zoning Appeals, to allow provisional height, due to topography or the configuration, it doesn't apply.

Mr. Henry Moore, Superior Signs, spoke for the applicant.

Mr. Poole stated in the beginning of your presentation you made a statement, in 2017 you recognized there was opposition from the Planning Department for the sign that you are asking for today, that is why you came and asked for a different sign in 2017, correct?

Mr. Moore stated this presentation started then, at that time we were also going for a Billboard at this location and that would help the City tremendously. The Planning Department says we need to have approval from Virginia Department of Transportation before we give you approval, and VDOT says you need to have approval from the City of Richmond before we give you approval.

Mr. Poole asked what has changed since 2017, you were given a special use permit, now you are asking for more, what has changed. Don't you already have a billboard?

Mr. Moore stated this property has been blight for ten years. Citgo and others could not make it because they did not have the traffic.

Mr. Poole stated it has been blight. The station that is there now seem to be doing very well.

Public Hearing:

Mr. Clay Williams spoke in support.

Ms. Cyane Crump, Historic Richmond Foundation, spoke in opposition.

**A motion was made by Vice Chair Law, seconded by Commissioner Murthy, that this ordinance be recommended for denial. The motion carried unanimously.**

## **Upcoming Items**

Mr. Ebinger provided a list of items tentatively scheduled for the March 6 and March 16, 2020 meetings of the Planning Commission.

## **Adjournment**

Mr. Poole adjourned the meeting at 2:31 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.*