



City of Richmond

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Meeting Minutes - Draft Planning Commission

Tuesday, March 18, 2025

6:00 PM

5th Floor Conference Room

To access the meeting via Microsoft Teams: <https://tinyurl.com/Richmond-CPC-2025>

Call To Order

Chair Poole called the meeting to order at 6:00 pm.

Roll Call

- Present 7 - * Commissioner Rebecca Rowe, * Commissioner Rodney Poole, * Commissioner Brian White, * Commissioner Ellen Robertson, * Commissioner Sabrina Joy-Hogg, * Commissioner Victor McKenzie Jr., and * Commissioner Elizabeth Hancock Greenfield
- Absent 2 - * Commissioner Burchell Pinnock, and * Commissioner Dakia K. Knight

Chair's Comments

Approval of Minutes

Director's Report

Kevin Vonck, Director of Planning and Development Review, gave a thanks to those who participated in the open houses for the Code Refresh.

Consideration of Continuances and Deletions from Agenda

1. To authorize the special use of the property known as 3618 Hawthorne Avenue for the purpose of a four-unit multifamily dwelling and six single-family attached dwellings, upon certain terms and conditions. (3rd District)

A motion was made by Commissioner Robertson, seconded by Commissioner Rowe, that this item be continued to the April 15, 2025 meeting of the Planning Commission. The motion passed unanimously.
2. Subdivision Exception for 3618 Hawthorne Avenue, per Sec. 25-219 of the Subdivision Ordinance.

A motion was made by Commissioner White, seconded by Commissioner Robertson, that this item be continued to the April 15, 2025 meeting of the Planning Commission. The motion passed unanimously.

Consent Agenda

The Consent Agenda items were considered by the Commission as a group, and there

was a single combined public hearing held for all items listed on the Consent Agenda.

Chair Poole open the public comment period. One person spoke in support of item number 5.

A motion was made by Commissioner McKenzie, seconded by Commissioner White, that the consent agenda be adopted. The motion carried unanimously.

Aye -- 7 - * Commissioner Rebecca Rowe, * Commissioner Rodney Poole, * Commissioner Brian White, * Commissioner Ellen Robertson, * Commissioner Sabrina Joy-Hogg, * Commissioner Victor McKenzie Jr. and * Commissioner Elizabeth Hancock Greenfield

3. To authorize the special use of the property known as 1007 North 33rd Street for the purpose of up to one single-family detached dwelling and one two-family detached dwelling, upon certain terms and conditions. (7th District)

This item was recommended for approval.

4. To authorize the special use of the property known as 3513 East Clay Street for the purpose of one two-family detached dwelling, upon certain terms and conditions. (7th District)

This item was recommended for approval.

5. To authorize the special use of the property known as 2205 Gordon Avenue for the purpose of one two-family detached dwelling and one single-family detached dwelling, upon certain terms and conditions. (8th District)

Barbara Starky-Goode, President of the Oak Grove Civic Association, spoke in favor of this request.

This item was recommended for approval.

6. To authorize the special use of the property known as 1201 Haxall Point for the purpose of recreation and entertainment uses located outside of a completely enclosed building, upon certain terms and conditions. (6th District)

This item was recommended for approval.

7. To authorize the special use of the property known as 4002 Hermitage Road for the purpose of one single-family detached dwelling and a lodging unit within an accessory structure, upon certain terms and conditions. (3rd District)

This item was recommended for approval.

8. To authorize the special use of the properties known as 2004 Newbourne Street and 2006 Newbourne Street for the purpose of up to four single-family attached dwellings, upon certain terms and conditions.

(7th District)

This item was recommended for approval.

Regular Agenda

9. To authorize the special use of the property known as 3000 Q Street for the purpose of a multifamily dwelling containing up to three dwelling units, upon certain terms and conditions. (7th District)

Madison Wilson, Planner, gave an overview of this request.

Alessandro Ragazzi with Baker Development Resources, represented the property owner. Mr. Ragazzi offered further details about the request, focusing on the project's compatibility with the City's Master Plan.

Chair Poole opened the public hearing.

During the public comment period, two people spoke in opposition to the request.

Maxwell Shoup, an adjacent neighbor, spoke in opposition. Mr. Shoup cited concerns about the overall scale of the project, noise, parking, and trash collection.

Amy Ferry spoke in opposition, citing concerns related to the scale of the project and its impact on parking in the area.

Mr. Ragazzi addressed concerns about the parking and the width of the proposed dwellings.

Chair Poole closed the public hearing.

Following the public hearing, the Commission discussed the proposal.

Commissioner White and Commissioner Greenfield expressed support for this style of development.

Chair Poole recognized the project's compatibility with the City's Master Plan and spoke to the concern about parking. Chair Poole cited the ordinance adopted that eliminated minimum parking requirements in the City.

Commissioner Rowe shared that there is a process in the City for getting a designated accessible parking space in front of a dwelling.

Commissioner Robertson spoke about the City's decision to eliminate parking minimums. Commissioner Robertson noted the need to pay attention to the impact of that decision.

Director Vonck discussed how parking can be evaluated and regulated.

A motion was made by Commissioner White, seconded by Commissioner Greenfield, that this item be recommended for approval. The motion passed unanimously.

10. Presentation on CPR.2024.021: Resolution of the City of Richmond Planning Commission to declare an intent to amend zoning regulations set

forth in Chapter 30 of the Richmond City Code regarding tobacco, nicotine, and hemp product retail sale locations.

Director Vonck, gave a presentation on CPR.2024.021.

Director Vonck discussed ways that the City could define what is considered a tobacco, nicotine, and hemp product retail location.

The Commissioners discussed how each possible definition could be interpreted and how the zoning enforcement team can utilize them.

Director Vonck highlighted the reasoning for regulating the sale of tobacco, nicotine, and hemp products.

Director Vonck discussed the types of zoning districts that could potentially support retail locations for the sale of tobacco, nicotine, and hemp products. Additionally, Director Vonck discussed potential additional restrictions based on proximity to certain uses.

Chair Poole opened the public hearing.

Mark Olinger provided an opinion on the need to regulate the location of the sale of tobacco, nicotine, and hemp products.

Chair Poole closed the public hearing.

This item was presented.

Council Action Update and Upcoming Items

Alyson Oliver, Planning Commission Secretary, gave an overview of items introduced at the March 10, 2025 City Council meeting as well as any additional items to be considered at the next Planning Commission meeting.

Adjournment

Chair Poole adjourned the meeting at 7:09 pm.