



# City of Richmond

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

## Meeting Minutes - Draft Planning Commission

---

Tuesday, December 2, 2025

6:00 PM

5th Floor Conference Room

---

To access the meeting via Microsoft Teams: <https://go.rva.gov/CPC2025>

### Call To Order

Chair Poole called this regularly scheduled meeting of the Planning Commission to order at 6:00 p.m.

### Roll Call

Commissioner Rowe requested to attend the meeting virtually from her home due to illness, per Section 11 of the Rules of Procedure of the City Planning Commission.

A motion was made by Commissioner Robertson, seconded by Commissioner White, to allow Commissioner Rowe's virtual participation. The motion passed unanimously.

-- Present 10 - \* Commissioner Burchell Pinnock, \* Commissioner Dakia K. Knight, \* Commissioner Dakia K. Knight, \* Commissioner Rodney Poole, \* Commissioner Brian White, \* Commissioner Ellen Robertson, \* Commissioner Elizabeth Hancock Greenfield, \* Commissioner Victor Mckenzie Jr., \* Commissioner Odie Donald, and \* Commissioner Rebecca Rowe

### Chair's Comments

### Approval of Minutes

1. [PDRMIN 2025.014](#) DRAFT Planning Commission Minutes - March 4, 2025

**A motion was made by Commissioner Mckenzie, seconded by Commissioner White, that the March 4th, 2025 minutes of the City Planning Commission be adopted. The motion passed unanimously.**

Aye -- 8 - \* Commissioner Burchell Pinnock, \* Commissioner Dakia K. Knight, \* Commissioner Rodney Poole, \* Commissioner Brian White, \* Commissioner Ellen Robertson, \* Commissioner Elizabeth Hancock Greenfield, \* Commissioner Victor Mckenzie Jr. and \* Commissioner Rebecca Rowe

2. [PDRMIN 2025.015](#) DRAFT Planning Commission Minutes - March 18, 2025

**A motion was made by Commissioner Mckenzie, seconded by Commissioner White, that the March 18th, 2025 minutes of the City Planning Commission be adopted. The motion passed unanimously.**

Aye -- 8 - \* Commissioner Burchell Pinnock, \* Commissioner Dakia K. Knight, \* Commissioner Rodney Poole, \* Commissioner Brian White, \* Commissioner Ellen Robertson, \* Commissioner Elizabeth Hancock Greenfield, \* Commissioner Victor Mckenzie Jr. and \* Commissioner Rebecca Rowe

**Director's Report**

**Consideration of Continuances and Deletions from Agenda**

- 3. [ORD. 2025-215](#) To authorize the special use of the property known as 1705 Commonwealth Avenue for the purpose of a space for outdoor events, upon certain terms and conditions. (As Amended) (1st District)

**A motion was made by Commissioner Greenfield, seconded by Commissioner Knight, that this item be continued to the January 6, 2026 City Planning Commission meeting. This motion passed unanimously.**
- 4. [ORD. 2025-014](#) 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 White, that this item be continued to the February 3, 2026 City Planning Commission meeting. This motion passed unanimously.**
- 5. [SUBD. 2025.003](#) 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 February 3, 2026 City Planning Commission meeting. This motion passed unanimously.**
- 6. [ORD. 2025-258](#) To authorize the special use of the properties known as 6320 Daytona Drive, 6330 Daytona Drive, and 6340 Daytona Drive for the purpose of up to [eight] five single-family detached dwellings, upon certain terms and conditions. (As Amended) (9th District)

**A motion was made by Commissioner Mckenzie, seconded by Commissioner White, that this item be continued to the January 6, 2026 City Planning Commission meeting. This motion passed unanimously.**

**Consent Agenda**

The Consent Agenda items were considered by the Commission as a group, and there was one single combined public hearing held for all items listed on the Consent Agenda.

During the public comment period, there were no speakers.

**A motion was made by Commissioner White, seconded by Commissioner Greenfield, that the Consent Agenda be adopted with the recommendations in the staff reports. The motion passed unanimously.**

**Aye --** 9 - \* Commissioner Burchell Pinnock, \* Commissioner Dakia K. Knight, \* Commissioner Rodney Poole, \* Commissioner Brian White, \* Commissioner Ellen Robertson, \* Commissioner Elizabeth Hancock Greenfield, \* Commissioner Victor Mckenzie Jr., \* Commissioner Odie Donald and \* Commissioner Rebecca Rowe

- 7. [ORD. 2025-252](#) To amend and reordain Ord. No. 75-309-302, adopted Dec. 15, 1975, as most recently amended by Ord. No. 2025-154, adopted July 28, 2025, pertaining to the “Stony Point Community Unit Plan,” for the purpose of amending the development standards as they pertain to Map Section F of the Southern Portion of the Plan, which allowed a commissary kitchen as a permitted use on the property known as 9221 Forest Hill Avenue, to amend the development standards as they pertain to Map Section D of the Northern Portion of the Plan, to allow up to 28 single-family attached dwellings as a permitted use on the property known as 9040 Stony Point Parkway. (4th District)

**This item was recommended for approval.**

- 8. [CPCR.2025.0 23](#) RESOLUTION OF THE RICHMOND CITY PLANNING COMMISSION APPROVING A PRELIMINARY COMMUNITY UNIT PLAN AMENDMENT FOR STONY POINT SHOPPING CENTER, TO AMEND THE DEVELOPMENT STANDARDS TO ALLOW UP TO 28 SINGLE-FAMILY ATTACHED DWELLINGS AS A PERMITTED USE ON THE PROPERTY KNOWN AS 9040 STONY POINT PARKWAY, WITHIN MAP SECTION D OF THE NORTHERN PORTION OF THE STONY POINT COMMUNITY UNIT PLAN

**This item was adopted.**

- 9. [ORD. 2025-253](#) To amend and reordain Ord. No. 2018-012, adopted Feb. 12, 2018, as previously amended by Ord. No. 2019-206, adopted Sept. 9, 2019, which authorized 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, modified the parking requirements for 10 West Leigh Street, and excepted the properties known as 12 West Leigh Street, and 14 ½ West Leigh Street from certain lot area and width and open space requirements, upon certain terms and conditions, to eliminate the parking requirements. (2nd District)

**This item was recommended for approval.**

- 10. [ORD. 2025-254](#) To amend Ord. No. 2023-266, adopted Oct. 10, 2023, which authorized the special use of the properties known as 2500 North Lombardy Street, 2510 North Lombardy Street, 2516 North Lombardy Street, 2530 North Lombardy Street, 2532 North Lombardy Street, 2534 North Lombardy Street, and 2536 North Lombardy Street for the purpose of exceeding the inclined plane height for a mixed- use building, upon certain terms and conditions, to extend the date by which an application for the building permit shall be made. (3rd District)

**This item was recommended for approval.**

- 11. [ORD. 2025-255](#) To authorize the special use of the property known as 1915 5th Avenue, for the purpose of up to two two-family detached dwellings, upon certain terms and conditions. (6th District)

**This item was recommended for approval.**

- 12. [ORD. 2025-256](#) To authorize the special use of the properties known as 1300 North 32nd Street, 1300 1/3 North 32nd Street, and 1300 2/3 North 32nd Street for the purpose of up to one two-family detached dwelling and five single-family attached dwellings, upon certain terms and conditions. (7th District)

**This item was recommended for approval.**

- 13. [ORD. 2025-257](#) To authorize the special use of the property known as 813 Catherine Street for the purpose of a two-family detached dwelling, upon certain terms and conditions. (2nd District)

**This item was recommended for approval.**

- 14. [ORD. 2025-260](#) To authorize the special use of the property known as 9 South Meadow Street for the purpose of a mixed-use building with outdoor dining, upon certain terms and conditions. (5th District)

**This item was recommended for approval.**

- 15. [ORD. 2025-261](#) To authorize the special use of the property known as 2702 Selden Street for the purpose of one single-family detached dwelling, upon certain terms and conditions. (7th District)

**This item was recommended for approval.**

- 16. [UDC 2025-36](#) UDC 2025-36 FINAL Location, Character, Extent review of the Maury Street Streetscape Phase II project; extending from Commerce Road to 5th Street.

**This item was forwarded the Urban Design Committee for review at the December 11, 2025 meeting.**

- 17. [PAC 2025-006](#) Gift of Art: Cardinal Points Sculpture

This item was approved.

### **Regular Agenda**

- 18. [ORD. 2025-259](#) To authorize the special use of the property known as 2315 Floyd Avenue for the purpose of a two-family attached dwelling with an accessory dwelling unit, upon certain terms and conditions. (As Amended) (2nd District)

Jonathan Brown, Planner, provided an overview of this request.

During the public comment period the following people spoke in support of this item:  
Melissa Savenko

The following people spoke in opposition of this item:  
Trevor Daubenspeck  
Matt Monta

Following the motion to approve, Chair Poole called for discussion.

Commissioner White and Commissioner McKenzie expressed support for the proposal.

There was no further discussion.

**A motion was made by Commissioner White, seconded by Commissioner Knight, that this item be forwarded to City Council with a recommendation of approval. The motion passed unanimously.**

- 19. [PDRPRES 2025.037](#) Presentation on the Jackson Ward Community Plan

This item was presented.

### **Council Action Update and Upcoming Items**

None.

### **Adjournment**

Chair Poole adjourned the meeting at 7:24 p.m.