



City of Richmond

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Meeting Minutes - Draft Planning Commission

Tuesday, April 21, 2026

6:00 PM

5th Floor Conference Room

To access the meeting via Microsoft Teams: <https://go.rva.gov/CPC2026>

This meeting was held in-person in the 5th Floor Conference Room of City Hall at 900 East Broad Street in Richmond, Virginia 23219.

Call To Order

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

Roll Call

- **Present** 8 - * Commissioner Dakia K. Knight, * Commissioner Rodney Poole, * Commissioner Brian White, * Commissioner Ellen Robertson, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Victor Mckenzie Jr., * Commissioner Rebecca Rowe, and * Alternate Sharon Ebert
- **Absent** 1 - * Commissioner Burchell Pinnock

Chair's Comments

Approval of Minutes

1. [PDRMIN 2025.034](#) City Planning Commission Minutes - August 19, 2025

A motion was made by Commissioner Greenfield, seconded by Commissioner White, that the August 19, 2025 minutes be adopted. The motion carried by the following vote:

- Aye --** 7 - * 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
- Abstain --** 1 - * Alternate Sharon Ebert

2. [PDRMIN 2026.007](#) City Planning Commission Minutes - April 7, 2026

A motion was made by Commissioner White, seconded by Commissioner Greenfield, that April 7, 2026 minutes be adopted. The motion carried by the following vote:

- Aye --** 7 - * 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

Abstain -- 1 - * Alternate Sharon Ebert

Director's Report

Consideration of Continuances and Deletions from Agenda

Consent Agenda

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

There were no speakers during the public comment period.

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

3. [ORD.
2026-075](#)

To amend and reordain Ord. No. 80-125-107, adopted Jun. 30, 1980, which authorized the use of the real estate, a parcel containing 2.274 acres, located on the south side of Forest Hill Avenue east of Bliley Road being more completely described as follows: beginning at a point on the south side of Forest Hill Avenue, said point being 670 feet east of the center line of Bliley Road; thence extending 208.41 feet in a southeasterly direction along the south line of Forest Hill Avenue to a point; thence extending 381.23 feet in a southwesterly direction along a line of bearings 54° 03' 10" W to a point; thence extending 232.56 feet in a northwesterly direction along a line of bearing N 43° 26' 40" W to a point; thence extending 77.64 feet in a northwesterly direction along a line of bearing N 42° 11' 05" W to a point; thence extending 410.83 feet in a north-easterly direction along a line of bearing N 68° 12' 25" E to the point of beginning, for multiple-family dwelling (condominium) purposes and to authorize the construction of eighteen townhouse (condominium) dwelling units (for sale), with accessory off-street parking, to allow for accessory structures and additions that are customarily incidental and clearly subordinate to the single-family attached dwellings. (4th District)

This item was recommended for approval to City Council.

4. [ORD. 2026-083](#) To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to accept funds in the amount of \$10,369,508.00 from the Central Virginia Transportation Authority and to amend Ord. 2025-058, adopted May 12, 2025, which accepted a program of proposed Capital Improvement Projects for Fiscal Year 2025-2026 and the four fiscal years thereafter, adopted a Capital Budget for Fiscal Year 2025-2026, and determined a means of financing the same, by (i) establishing a new project for the Department of Public Works in the Transportation - Federal/State/Regional category entitled "Diamond District Transportation Infrastructure Project" and (ii) increasing estimated revenues from the funds received from the Central Virginia Transportation Authority and the amount appropriated to the new Department of Public Works' "Diamond District Transportation Infrastructure Project" in the Transportation - Federal/State/Regional category by \$10,369,508.00 for the purpose of funding the Diamond District Transportation Infrastructure Project.

This item was recommended for approval to City Council.

5. [UDC 2026-05](#) CONCEPT Location, Character, and Extent review of Bryan Park dam removal and stream restoration, located at 4308 Hermitage Road.

This item was approved.

6. [CPCR.2026.002](#) RESOLUTION OF THE RICHMOND CITY PLANNING COMMISSION APPROVING A FINAL COMMUNITY UNIT PLAN FOR THE PARCELS KNOWN AS 1300 WESTWOOD AVENUE AND 1219 PALMYRA AVENUE TO AUTHORIZE THE DEVELOPMENT OF A FIELD HOUSE.

This item was approved.

Regular Agenda

7. [ORD. 2026-073](#) To authorize the special use of the property known as 1215 North 29th Street for the purpose of up to one two-family detached dwelling and one dwelling unit within an accessory building, upon certain terms and conditions. (7th District)

Jonathan Brown, Principal Planner, provided an overview of this request. Alessandro Ragazzi, on behalf of the applicant, provided additional details about the proposal.

There were no speakers during the public comment period.

Following the motion to approve, Chair Poole called for discussion; there being none, the motion proceeded to a vote.

A motion was made by Commissioner Rowe, seconded by Commissioner White, that this item be recommended for approval to the City Council. The motion carried by the following vote:

Aye -- * Commissioner Ellen Robertson, * Commissioner Rodney Poole, *Commissioner Elizabeth Hancock Greenfield, * Commissioner Victor McKenzie, Jr., * Commissioner Brian White, * Commissioner Rebecca Rowe, and * Alternate Sharon Ebert

Abstain -- 1 - * Commissioner Dakia K. Knight

8. [ORD. 2026-074](#) To authorize the special use of the property known as 101 Cowardin Avenue for the purpose of a multifamily dwelling containing up to 120 dwelling units, upon certain terms and conditions, and to repeal Ord. No. 85-316-86-1, adopted Jan. 13, 1986, and all amendatory ordinances thereto. (As Amended) (6th District)

Jonathan Brown, Principal Planner, provided an overview of this item. Will Allen and Eric Smith, on behalf of the applicant, provided additional details about the proposal.

There were no speakers during the public comment period.

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

Commissioner Knight noted the importance of public outreach.

Commissioner Robertson and Chair Poole recognized the public outreach done by the applicant for the subject request.

There was no additional discussion.

A motion was made by Commissioner Robertson, seconded by Commissioner White, that this item be recommended for approval to the City Council with the following amendments:

1. **Revise the ordinance and application documents to include the document entitled "101 Cowardin Avenue Fire Access Markup".**
2. **Revise the ordinance and application documents to reflect the most current revision date of the document entitled "101 Cowardin Avenue Schematic Concept Plan".**

The motion carried by the following vote:

Aye -- * Commissioner Ellen Robertson, * Commissioner Rodney Poole, *Commissioner Elizabeth Hancock Greenfield, * Commissioner Victor McKenzie, Jr., * Commissioner Brian White, * Commissioner Rebecca Rowe, and * Alternate Sharon Ebert

Abstain -- 1 - * Commissioner Dakia K. Knight

Council Action Update and Upcoming Items

Shaianna Trump, Secretary, provided an overview of items considered and introduced at the April 13, 2026 City Council meeting and other upcoming items.

Adjournment

Chair Poole adjourned the meeting at 6:37 p.m.