



City of Richmond

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Meeting Minutes - Draft Planning Commission

Tuesday, October 7, 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 the meeting to order at 6:00 pm

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
2025.009](#) DRAFT Planning Commission Minutes - February 4, 2025

A motion was made by Commissioner White, seconded by Commissioner Ebert, that these minutes be approved. The motion carried by the following vote:

- Aye --** 6 - * Commissioner Dakia K. Knight, * Commissioner Rodney Poole, * Commissioner Brian White, * Commissioner Ellen Robertson, * Commissioner Victor Mckenzie Jr. and * Alternate Sharon Ebert

- Abstain --** 1 - * Commissioner Elizabeth Hancock Greenfield

2. [PDRMIN
2025.010](#) DRAFT Planning Commission Minutes - February 18, 2025

A motion was made by Commissioner White, seconded by Commissioner Knight, that these minutes be approved. 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 * Alternate Sharon Ebert

- Abstain --** 1 - * Commissioner Rebecca Rowe

Director's Report

Consideration of Continuances and Deletions from Agenda

- 3. [ORD. 2025-052](#) To authorize the special use of the property known as 3122 2nd Avenue for the purpose of up to three single-family detached dwellings and two single-family attached dwellings, upon certain terms and conditions. (6th District)

This item is to be withdrawn.

- 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 White, seconded by Commissioner Greenfield, that this item be continued to the November 3, 2025 meeting of the Planning Commission. The motion carried 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 Robertson, seconded by Commissioner White, that this item be continued to the November 3, 2025 meeting of the Planning Commission. The motion carried unanimously.

- 6. [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 Rowe, seconded by Commissioner Knight, that this item be continued to the October 21, 2025 meeting of the Planning Commission. The motion carried 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 of the items listed on the Consent agenda.

There was one speaker during the public comment period for ORD. 2026-213 (item 8).

A motion was made by Commissioner White, seconded by Commissioner Ebert, to adopt the consent agenda. The motion carried unanimously.

Aye -- 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

- 7. [ORD. 2025-212](#) To rezone the property known as 526 Maury Street from the M-2 Heavy Industrial District to the TOD-1 Transit Oriented Nodal District. (6th District)

This item was recommended for approval.

- 8. [ORD. 2025-213](#) To authorize the special use of the property known as 1008 North 35th Street for the purpose of up to two single-family detached dwellings, upon certain terms and conditions. (7th District)

During the public comment period for the Consent Agenda, the following person spoke in opposition to this request:
 Thomas Murphy

This item was recommended for approval.

- 9. [ORD. 2025-216](#) To authorize the special use of the properties known as 600 Decatur Street, 602 Decatur Street, 604 Decatur Street, 606 Decatur Street, 608 Decatur Street, 610 Decatur Street, 612 Decatur Street, 614 Decatur Street, 616 Decatur Street, 620 Decatur Street, 622 Decatur Street, 624 Decatur Street, 626 Decatur Street, 628 Decatur Street, 630 Decatur Street, 632 Decatur Street, 634 Decatur Street, 110 East 7th Street, 112 East 7th Street, 114 East 7th Street, 116 East 7th Street, 118 East 7th Street, 120 East 7th Street, 110 Manchester Mews, 111 Manchester Mews, 112 Manchester Mews, 113 Manchester Mews, 114 Manchester Mews, 115 Manchester Mews, 116 Manchester Mews, 117 Manchester Mews, 118 Manchester Mews, 119 Manchester Mews, 120 Manchester Mews, 121 Manchester Mews, 111 East 6th Street, 113 East 6th Street, 115 East 6th Street, 117 East 6th Street, 119 East 6th Street, and 121 East 6th Street, for the purpose of up to 40 single-family attached dwellings, upon certain terms and conditions. (6th District)

This item was recommended for approval.

- 10. [ORD. 2025-217](#) To authorize the special use of the property known as 15 East Main Street for the purpose of up to three short-term rental units, upon certain terms and conditions. (5th District)

This item was recommended for approval.

- 11. [ORD. 2025-220](#) To authorize the special use of the property known as 1924 Wood Street for the purpose of up to six single-family attached dwellings, upon certain terms and conditions. (6th District)

This item was recommended for approval.

- 12. [UDC 2025-32](#) UDC 2025-32 FINAL Location, Character, Extent review of the proposed renovation of Reconciliation Plaza, located at 1400 E Main St.

This item was approved.

- 13. [UDC 2025-33](#) UDC 2025-33 CONCEPT Location, Character, Extent review of phase 1 of the proposed Shockoe Project North Memorial, located at 1554 E. Broad St.

This item was approved.

Regular Agenda

14. [ORD. 2025-174](#)

To authorize the conditional use of the property known as 16 East Marshall Street for the purpose of a nightclub, upon certain terms and conditions. (As Amended) (2nd District)

Shaianna Trump, Planner Associate, provided an overview of this request. Alessandro Ragazzi, with Baker Development Resources, provided further details about the proposal.

During the public comment period the following people spoke in support of this request:
Janis Allen (Historic Jackson Ward Civic Association)
Robert Vincent

Following the motion to approve, Chair Poole opened the discussion and expressed appreciation for the applicant's engagement with the community.

There was no further discussion.

A motion was made by Commissioner McKenzie, seconded by Commissioner Rowe, that this item be approved with the following conditions:

- provisions be added requiring the ordinance be reconsidered by the Planning Commission if there is a change in possession of the property, ownership of the business, or a transfer of majority control of the business entity.

- the conditions be updated to reflect that the business shall only operate between 12:00 am and 2:00 am on Friday and Saturday.

The motion carried unanimously.

15. [ORD. 2025-214](#)

To authorize the conditional use of the property known as 1407 East Cary Street for the purpose of a nightclub, upon certain terms and conditions. (As Amended) (7th District)

Chair Poole recused himself from this item.

Madison Wilson, Planner, gave an overview of this request. Adrienne Londoño, the petitioner, provided further details about the proposal.

During the public comment period the following people spoke in support of this request:

- Keisha Shelton
- Morgan Mclaughlin
- Logan Hall
- Amori Speed
- Danielle D'Jesus
- Sonya
- Eli Swan
- Andi
- Friar Gibson
- Alex Edwards
- DQ Williams
- Quwaney Jermaeson
- Jordan
- Jay Powers

Chloe Lund
Jennifer Leonard
Skylar Atkins

The following people spoke in opposition:

Mark Shuford
Spencer Grice (Shockoe Partnership)
Charles McFarlan

Following the initial motion, Vice Chair Greenfield opened the discussion.

The Commission and Director Vonck discussed the most appropriate timeline for the proposed probationary period.

There was no further discussion.

A motion was made by Commissioner Ebert, seconded by Commissioner Rowe, that this item be recommended for approval with the following amendments:

1. Amend Section 6 of the ordinance to read:

"...An application for the certificate of occupancy shall be made within 365 calendar days following the date on which this ordinance becomes effective. If the application for the certificate of occupancy is not made with the time period stated in the previous sentence, this ordinance and the conditional use permit granted hereby shall terminate and become null and void."

2. Amend condition (b) in Section 3 as follows:

"Operation of the Conditional Use permit shall be conducted strictly in accordance with the document entitled "Management Plan for 1407 E. Cary Street, Richmond, VA 23219," prepared by Adrienne Londono, and dated June 12, 2025, a copy of which is attached to and made part of this ordinance, and shall be valid for 18 months after the day a certificate of occupancy is issued."

The motion carried unanimously, with Commissioner Poole abstaining from the vote.

16. [ORD. 2025-218](#)

To amend Ord. No. 2005-285-273, adopted Dec. 12, 2005, which authorized the special use of the property known as 2600 West Main Street for the purpose of a restaurant with an enclosed outdoor dining area, to reduce the required parking from eighteen parking spaces to thirteen parking spaces, upon certain terms and conditions. (2nd District)

This item and the following, ORD. 2025-219 (Item 17), were presented together and had a combined public hearing.

Shaianna Trump, Planner Associate, provided an overview of each request. Alessandro Ragazzi, with Baker Development Resources, provided further details.

There were no speakers during the public comment period.

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

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

- 17. [ORD. 2025-219](#) To authorize the special use of the property known as 2 South Robinson Street for the purpose of an independent cooking facility, upon certain terms and conditions. (5th District)

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

A motion was made by Commissioner Robertson, seconded by Commissioner Knight, that this item be recommended for approval. The motion carried unanimously.

- 18. [CPCR.2025.0 21](#) Resolution of the City Planning Commission to Adopt the Oakgrove Hillside Bellemeade Community Plan

Marianne Pitts, Deputy Director, provided an overview of this item.

There were no speakers during the public comment period.

Following the motion to approve, Chair Poole opened the discussion and expressed support for the resolution.

Commissioner Robertson offered additional support for the resolution. Commissioner Robertson noted that the plan was necessary to protect the long standing residents [in the Oak Grove/Hillside/Bellemeade area] while also welcoming new residents.

There was no additional discussion.

A motion was made by Commissioner Robertson, seconded by Commissioner White, that this item be approved. The motion carried unanimously.

Aye -- 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

- 19. [CPCR.2025.0 22](#) RESOLUTION OF THE RICHMOND CITY PLANNING COMMISSION TO ESTABLISH THE ZONING ORDINANCE REVISION ADVISORY COMMITTEE

Director Vonck gave an overview of this item.

During the public comment period the following person spoke in favor of this request: Joh Gehlbach (RVA YIMBY)

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 McKenzie, seconded by Commissioner Knight, that this item be approved. The motion carried unanimously.

Aye -- 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

Council Action Update and Upcoming Items

Alyson Oliver, Secretary, gave an overview of upcoming items.

Adjournment

Chair Poole adjourned the meeting at 9:25 pm.