



City of Richmond

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Meeting Minutes - Draft Planning Commission

Tuesday, February 18, 2025

6:00 PM

5th Floor Conference Room

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

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

Commissioner Poole called the meeting to order at 6:00 p.m.

Roll Call

Elizabeth Greenfield

-- Present 9 - * Commissioner Burchell Pinnock, * Commissioner Rebecca Rowe, * Commissioner Dakia K. Knight, * Commissioner Rodney Poole, * Commissioner Brian White, * Commissioner Ellen Robertson, * Commissioner Sabrina Joy-Hogg, * Commissioner Elizabeth Hancock Greenfield, and * Commissioner Victor McKenzie Jr.

Chair's Comments

Chair Poole presented a Resolution of Appreciation to Matthew Ebinger for his near 12 years of service to the Department of Planning and Development.

- Election of Officers

Commissioner Poole was nominated to continue serving as chair to the Commission and Commissioner Greenfield was nominated to continue serving as Vice Chair to the Commission. A motion was made to accept these nominations by Commissioner Robertson, seconded by Commissioner White. A role call vote was taken. The vote passed unanimously.

- Nominate PlanRVA Representative

Commissioner Rowe nominated Commissioner Knight to be the Planning Commission representative for PlanRVA. The nomination was seconded by Commissioner Robertson. A role call vote was taken. The nomination of Ms. Knight as representative to PlanRVA passed unanimously.

- Nominate UDC Representative

Commissioner Rowe nominated Commissioner McKenzie to be the Planning Commission representative on the Urban Design Committee (UDC). The nomination was seconded by Commissioner White. A role call vote was taken. The nomination of Mr. McKenzie as representative to UDC passed unanimously.

Approval of Minutes

None.

Director's Report

Director Vonck made an announcement about upcoming Code Refresh Open House dates and provided the Commissioners with metrics on target markets for grocery store users.

Consideration of Continuances and Deletions from Agenda

There was a request by the Church Hill Central Civic Association to continue ORD. 2025-023 for 30 days. A motion was made by Commissioner Robertson to allow this continuance. The motion did not receive a second. Therefore, the motion failed.

7. [ORD. 2025-025](#) To authorize the special use of the properties known as 5009 Rear Snead Road, 5015 Snead Road, and 5015 Rear Snead Road for the purpose of up to 180 multifamily dwelling units and a clubhouse, upon certain terms and conditions. (As Amended) (9th District)

Preston Lloyd, the applicant, requested a two week continuance for this case.

A motion was made by Commissioner Robertson, seconded by Commissioner McKenzie, to continue this item to the March 4, 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.

There were no speakers during the public comment period.

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

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

2. [UDC 2025-05](#) CONCEPTUAL Brown's Island Improvement Plan

This item was forwarded to the Urban Design Committee for review on March 13, 2025.

Regular Agenda

3. [ORD. 2024-312](#) To authorize the special use of the property known as 7100 Jahnke Road for the purpose of a [mixed-use] multifamily building containing up to [14] 17 dwelling units, with off-street parking, upon certain terms and conditions. (As Amended) (4th District)

Jonathan Brown, Planner, gave an overview of the request.

The applicant, William Gillette with Baker Development Resources, provided further information on the proposal. Mr. Gillette focused on the changes that have been made in response to staff and community comments.

Chair Poole asked for further information on pedestrian safety.

Mr. Gillette provided further details on the proposed pedestrian improvements, including the addition of sidewalk.

Chair Poole opened the public hearing.

During the public comment period, 2 people spoke in favor of this request and 20 people spoke in opposition.

Andrew Bryant, spoke in favor, citing City Council's resolution on the ongoing housing crisis in the City of Richmond.

Tony Dean, donut shop owner, spoke in opposition. Mr. Dean expressed that there are already too many vape shops in that area. Additionally, Mr. Dean cited concerns about the crimes he has witnessed in the area.

Katrina Comolli, spoke in opposition. Ms. Comolli brought in paraphernalia that she explained came from the business owner's other store location.

Chair Poole asked for clarification about where the paraphernalia came from.

Holly Graham, President of a Homeowner's Association in the area, spoke in opposition. Ms. Graham discussed the impact of planning on the property values of homeowners in the area. She asked the Commission to consider the impacts of the project on the members of the community.

Joan Gallagher, spoke in opposition. She expressed concerns about traffic and the proposed commercial portion.

Commissioner McKenzie asked Ms. Gallagher if her opposition was in general or specific to the commercial portion. Ms. Gallagher was opposed to the entire project.

Commissioner McKenzie asked if the previous speaker, Ms. Graham, was opposed to it in general or specifically the commercial portion. Ms. Graham answered that it was particularly the types of commercial uses that would be permitted at the property.

Joanne Myers, spoke in opposition. Ms. Myers expressed concerns about the impact on the children in the area and on general health concerns. Additionally, she had concerns about retaining a grocery store in the area .

Charles Myers, spoke in opposition. Mr. Myers spoke on quality of the life in the area.

Carmel Colon , spoke in opposition. Ms. Colon spoke about traffic concerns. She expressed that she felt the project would create additional traffic, creating more safety concerns.

Mr. Comolli, spoke in opposition. Mr. Comolli spoke specifically in opposition of the

commercial use. He explained that apartments would be fine with him.

Katie McCall, spoke in opposition. Ms. McCall was concerned about skill games and rentals.

Adam Williams, spoke in opposition. Mr. Williams talked about traffic issues and pedestrian safety.

Keri Wormald, spoke in opposition. Ms. Wormald talked about how the project does not fit the Richmond 300 Master Plan. She cited concerns about traffic. She provided a survey to the Planning Commissioners that was on the desire to have a convenience store. Ms. Wormald said between 98% and 100% of residents were against it.

Sam Porter, spoke in opposition. Mr. Porter pointed out that the Planning Commission has previously approved a gas station development nearby.

Commissioner Robertson asked about the conditions in that ordinance. Mr. Porter did not know, but Mr. Ebinger, Planning Supervisor, answered that there were no specific conditions about tobacco products in the referenced ordinance.

Milo Djordjevic, spoke in opposition. Mr. Milo shared his struggle to find benefits of the proposed project. He expressed that he understood the need for housing and the apartments could be okay.

Thomas Chaffing, spoke in opposition. Mr. Chaffing explained his background in working with convenience stores. He cited the meeting the residents had with a developer two years ago where he said there was no support for the proposal.

Marcell Miller, spoke in opposition. Ms. Miller pointed out concerns about safety and general welfare.

Linda, representing an apartment community, spoke in opposition. She expressed that the community is in opposition of this.

Kathy Wagner, with Commercial Property's Management, spoke in opposition.

Patrick Foley, spoke in opposition. Mr. Foley spoke about concerns with illegal gambling machines and some products sold at convenience stores, specifically calling out the business owner's other location across from an elementary school.

Dan Motta, spoke in favor, focusing on the project's compatibility with the Richmond 300 Master Plan.

Micah Circe, spoke in opposition. Mr. Circe talked about the already vacant retail stores and short term rentals in the area. He expressed concerns about the impact of the proposed project on the neighborhoods in the area. Mr. Circe explained that he would like to see development on the property, but not a convenience store.

Cathy Fleming, spoke in opposition. Ms. Fleming spoke on traffic safety concerns. Ms. Fleming said the project was not good for the neighborhood.

Chair Poole closed the public hearing.

Mark Baker, from Baker Development Resources, came to the podium to respond to

concerns raised. Mr. Baker requested a 45 day continuance to take time to work with the district Councilperson.

Commissioner White made a motion to continue, seconded by Commissioner Knight.

Commissioner Pinnock asked for clarification about what is legal to exclude in an ordinance and what is enforceable.

Director Vonck expressed that during the discussion period, the Commissioners should share their specific concerns to avoid another continuance.

Mr. Ebinger, Planning Supervisor, clarified what uses would be permitted for this proposal.

Commissioner Rowe asked how traffic impacts are studied when making the determination that there are no impacts.

Director Vonck explained that the Department of Public Works reviews every case. He gave the example that for this case, the Department of Public Works (DPW) had concerns about pedestrian safety but not traffic safety.

Commissioner Rowe asked for clarification on if DPW takes into account only the existing conditions or future conditions as well based on already approved but not built projects.

Director Vonck went into further detail about the capacity of Jahnke Road, the road that the subject property is located on.

Commissioner Rowe asked if there were any city plans for traffic improvements in the subject area. Ms. Rowe also mentioned she would be voting with the neighborhood for this case, citing Infrastructure concerns.

Commissioner White expressed he would like to see certain products prohibited by the ordinance.

Commissioner McKenzie asked for further clarification on the short term rental aspect.

Director Vonck explained what the ordinance would permit in regard to short term rentals. The ordinance would permit up to seven short term rentals with an on site property manager.

Commissioner McKenzie expressed his agreeance with some of the residents' concerns.

Commissioner Pinnock said that he is looking for a condition that requires the exclusion of the sale of certain products.

Commissioner Robertson asked if there was a consideration of the development without the commercial aspect.

Alyson Oliver, Secretary to the City Planning Commission, called the roll on the motion to continue the case.

A motion was made by Commissioner White, seconded by Greenfield, that this item be continued to the April 1, 2025 meeting of the Planning Commission. The motion carried by the following vote:

Ayes: Greenfield, Joy-Hogg, Knight, Pinnock, Poole, Robertson, White, McKenzie
Nos: Rowe

4. [ORD. 2025-022](#) To authorize the special use of the property known as 1001 Barlen Drive for the purpose of up to two single-family detached dwellings, upon certain terms and conditions. (9th District)

Chair Poole clarified that he specifically asked for the subject item be put on the regular agenda due to the uniqueness of the case. He also clarified that there was no noted community opposition.

Chair Poole opened the public hearing.

No one spoke on this request.

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

5. [ORD. 2025-023](#) To authorize the special use of the property known as 3310 Q Street for the purpose of up to two two-family detached dwellings with two accessory dwelling units, upon certain terms and conditions. (7th District)

David Watson, Planner, gave an overview of the request.

The applicant, William Gillette from Baker Development Resources, provided further information on the proposal.

The Commissioners further reviewed the design of the plans, with Commissioner Pinnock bringing attention to accessibility.

Chair Poole opened the public hearing.

During the public comment period, one person spoke in opposition to this request.

Mark Olinger, on behalf of the Church Hill Central Civic Association, spoke in opposition. Mr. Olinger focused primarily on the design of the project.

Mark Baker, with Baker Development Resources, approached the podium to answer additional questions following the public comment period.

Chair Poole closed the public hearing.

During the discussion period, Commissioner Rowe questioned the excessiveness of Mr. Olinger's requests.

Director Vonck explained the criteria when reviewing special use permit requests. The Director went into detail about how design requests are incorporated into the review.

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

6. [ORD. 2025-024](#) To authorize the special use of the property known as 2811 Rady Street for the purpose of four multifamily dwellings containing an aggregate of up to

352 dwelling units, upon certain terms and conditions. (6th District)

Jonathan Brown, Planner, gave an overview of the request.

Following the presentation, Commissioner Robertson asked about how the developer has worked with City staff on change requests for this project.

Both Mr. Brown and Mr. Ebinger, Planning Supervisor, explained that the developer has agreed to the requested changes.

Commissioner Pinnock asked if there is a shortage of industrial land space in Richmond.

Director Vonck provided more detail on industrial space in Richmond.

Chair Poole and Director Vonck discussed the Industrial land use category in further detail.

Director Vonck clarified that the future land use for the subject parcel (Industrial) is the primary reason staff could not recommend approval of the proposal. The Director explained that the Industrial land use category is the only land use category that does not recommend residential uses.

Commissioner Greenfield spoke on finding a balance between industrial areas and residential areas. Ms. Greenfield noted the proximity of the site to the Residential land use category.

Chair Poole provided comments on affordable and additional housing.

The applicant, Preston Lloyd, presented the proposal.

Chair Poole asked the Director if staff had spoken to the Department of Economic Development about the proposal. The Director explained the department was engaged and did not have any objection to the project.

The Commission and Mr. Lloyd discussed the financial and environmental aspects of the project.

Commissioner Robertson spoke on the need for quality, diverse, and affordable housing in the subject area. Ms. Robertson spoke on the opportunity that the subject project could give minority and low income residents. She expressed her support for the project.

Chair Poole opened the public hearing.

During the public comment period, one person spoke in favor of this request.

Dan Motta, spoke in support. Mr. Motta cited the need for more affordable housing and commented on the amount of parking provided.

Chair Poole closed the public hearing.

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

Council Action Update and Upcoming Items

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

Adjournment

Mr. Poole adjourned the meeting at 9:52 pm.