



# City of Richmond

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

## Meeting Minutes - Draft Planning Commission

---

Tuesday, June 2, 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

Commissioner Victor McKenzie Jr. arrived following the Approval of Minutes.

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

### Chair's Comments

### Approval of Minutes

1. [PDRMIN  
2025.042](#) City Planning Commission Minutes - November 3, 2025

**A motion was made by Commissioner White, seconded by Commissioner Rowe, that the November 3, 2025 minutes be adopted. The motion carried unanimously.**

2. [PDRMIN  
2025.043](#) City Planning Commission Minutes - November 18, 2025

**A motion was made by Commissioner Robertson, seconded by Commissioner White, that the November 18, 2025 minutes be adopted. The motion carried unanimously.**

3. [PDRMIN  
2026.010](#) City Planning Commission Minutes - May 19, 2026

**A motion was made by Commissioner White, seconded by Commissioner Robertson, that the May 19, 2026 minutes be adopted. The motion carried unanimously.**

**Director's Report****Consideration of Continuances and Deletions from Agenda**

4. [PAC 2026-005](#) Department of Transportation: Painted Planters (2nd Street Bus Platform)
- A motion was made by Commissioner Rowe, seconded by Commissioner White, that this item be continued to the July 7, 2026 meeting. The motion carried unanimously.
5. [PDRPRES 2026.007](#) 2026 Public Art Commission Work Plan
- A motion was made by Commissioner Rowe, seconded by Commissioner White, that this item be continued to the June 16, 2026 meeting. The motion carried unanimously.
13. [ORD. 2026-093](#) To authorize the special use of the property known as 3317 Rear Monument Avenue for the purpose of up to four single-family attached dwellings, upon certain terms and conditions. (1st District)
- A motion was made by Commissioner McKenzie, seconded by Commissioner White, that this item be continued to the July 7, 2026 meeting. The motion carried unanimously.

**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 White, that the Consent Agenda be adopted. The motion carried unanimously.**

6. [ORD. 2026-117](#) To authorize the special use of the property known as 607 Arnold Avenue for the purpose of up to two single-family detached dwellings, upon certain terms and conditions. (6th District)
- This item was recommended for approval to the City Council.**
7. [ORD. 2026-118](#) To authorize the special use of the property known as 2720 Clearfield Street for the purpose of no more than one single-family detached dwelling, upon certain terms and conditions. (9th District)
- This item was recommended for approval to the City Council.**
8. [ORD. 2026-119](#) To authorize the special use of the property known as 1710 Mactavish Avenue for the purpose of a motor vehicle sales, rental, and service facility, upon certain terms and conditions. (2nd District)
- This item was recommended for approval to the City Council.**

9. [ORD. 2026-122](#) To accept a quitclaim deed from the School Board conveying a portion of 1461 Commerce Road, consisting of approximately 8.234± acres, and to authorize the Chief Administrative Office to act on behalf of the City in executing such deed. (6th District)

**This item was recommended for approval to the City Council.**

10. [ORD. 2026-123](#) To declare surplus and direct the sale of a portion of the city-owned real estate known as 1461 Commerce Road, consisting of 8.234± acres, to City Central, LLC or its affiliate, for \$4,705,500, or such lesser amount as may be provided for herein, for the purpose of facilitating the construction of a mixed-use development. (6th District)

**This item was recommended for approval to the City Council.**

11. [ORD. 2026-124](#) To declare surplus and direct the sale of a portion of the City-owned real estate known as 1451 Commerce Road, consisting of 4.715± acres, to City Central, LLC or its affiliate, for \$2,694,500, or such lesser amount as may be provided for herein, for the purpose of facilitating the construction of a mixed-use development. (6th District)

**This item was recommended for approval to the City Council.**

## **Regular Agenda**

12. [ORD.  
2026-120](#)

To authorize the special use of the properties known as 901 South Meadow Street, 903 South Meadow Street, 905 South Meadow Street, 907 South Meadow Street, 911 South Meadow Street, 915 South Meadow Street, 921 South Meadow Street, and 923 South Meadow Street, for the purpose of up to 31 single-family attached dwellings, upon certain terms and conditions. (5th District)

Madison Wilson, Planner, provided an overview of this request. Lory Markham, provided additional details about the proposal.

During the public comment period the following people spoke in support of this item:  
Doug Vaughan, President of the Virginia Home  
Will Wilson  
Charlie Trochili

The following people spoke in opposition of this item:  
Toni Mounce  
Virginia Campbell  
John Smith  
Tiffany Brown  
Chris Rogers  
Chris Walsh  
Boz Boschen

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

Both Commissioner White and Commissioner Knight expressed understanding of the concerns raised by the community about parking. Commissioner Knight noted that the proposal includes off-street parking to mitigate the impact and that increased density is needed.

Commissioner Rowe stated that she would vote against the item due to concerns about the increase in density. She expressed general support for increased density, but noted that the subject proposal was not appropriate for the location.

Chair Poole recognized the increase in density, but noted support for the proposal. Additionally, he expressed satisfaction that both the applicant and staff were able to answer specific questions related to fire and utility concerns.

There was no additional discussion.

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

**-- Aye 7 - \*Commissioner Burchell Pinnock, \*Commissioner Brian White, \*Commissioner Ellen Robertson, \*Commissioner Victor Mckenzie Jr., \*Commissioner Rodney Poole, \*Commissioner Dakia Knight, and \*Alternate Sharon Ebert**

**-- Nay 1 - \*Commissioner Rebecca Rowe**

14. [PDRPRES  
2026.009](#) Richmond INSPIRE - A Citywide Vision Plan for Parks, Recreation & Community Facilities

This item was presented.

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

Shaianna Trump, Secretary, provided an overview of items considered and introduced at the May 26, 2026 City Council meeting and other upcoming items.

### **Adjournment**

Chair Poole adjourned the meeting at 8:09 p.m.