



# City of Richmond

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## Meeting Minutes - Draft Planning Commission

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Tuesday, January 6, 2026

6:00 PM

5th Floor Conference Room

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

### 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 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 Rebecca Rowe, and \* Alternate Sharon Ebert

### Chair's Comments

### Approval of Minutes

1. PDRMIN  
2025.017 DRAFT Planning Commission Minutes - December 16, 2025

Attachments: [DRAFT Planning Commission Minutes - December 16, 2025](#)

A motion was made by Commissioner McKenzie, seconded by Commissioner Knight, that the December 16, 2025 minutes be adopted. The motion carried by the following vote:

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

Abstain -- 1 - \* Commissioner Ellen Robertson

### Director's Report

Director Vonck gave an update on the Code Refresh process.

### Consideration of Continuances and Deletions from Agenda

2. [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 single-family detached dwellings, upon certain terms and conditions. (9th District)

Attachments: [Ord. No. 2025-258](#)

[Staff Report](#)

[Public Comment](#)

**A motion was made by Commissioner McKenzie, seconded by Commissioner Knight, that this item be continued to the February 3, 2026 meeting of the Planning Commission. The motion carried unanimously.**

8. [ORD. 2025-270](#) To authorize the special use of the property known as 217 West Clay Street for the purpose of a restaurant with outdoor dining, upon certain terms and conditions. (2nd District)

Attachments: [Ord. No. 2025-270](#)

[Staff Report](#)

During the combined public hearing for the Consent Agenda, a request was made that this item be continued to the February 3, 2026 agenda. Upon hearing that the applicant was amenable to the request, the Commission voted on the following motion.

**A motion was made by Commissioner White, seconded by Commissioner Knight, that this item be continued to the February 3, 2026 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 one single combined public hearing held for all items listed on the Consent Agenda.

One person made a request to continue Item #8 (ORD. 2025-270) as noted above. Another person offered comments on Item 12 (ORD. 2025-274). In response to those comments, Chair Poole moved this item to the regular agenda for discussion.

Prior to the vote, Commissioner Knight noted that when voting on the consent agenda, her vote would include her abstention from voting on Item #9 (ORD. 2025-271).

**A motion was made by Commissioner White, seconded by Commissioner Robertson, that the consent agenda be adopted, as amended. The motion passed unanimously with the Commissioner Knight abstaining from voting on Item 9 (ORD. 2025-271).**

**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 Rebecca Rowe and \* Alternate Sharon Ebert

3. ORD.  
2025-265 To amend City Code § 30-930.9, concerning additional rights of owners to demolish certain properties, to establish a civil penalty for the razing, demolition, or moving of historic landmarks as authorized by Va. Code § 15.2-2306(F).

Attachments: [Ord. No. 2025-265](#)

[Staff Report](#)

**This item was recommended for approval.**

4. ORD.  
2025-266 To declare surplus and direct the conveyance of the City-owned real estate known as 500 North 10th Street, consisting of 3.010± acres, for nominal consideration to the Economic Development Authority of the City of Richmond for the purpose of facilitating the redevelopment of such parcel as part of a transit-oriented, mixed-use project known as “City Center.”

Attachments: [Ord. No. 2025-266](#)

[Staff Report](#)

**This item was recommended for approval.**

5. ORD.  
2025-267 To authorize the special use of the property known as 1403 North 32nd Street for the purpose of a multifamily dwelling containing up to four dwelling units, upon certain terms and conditions. (7th District)

Attachments: [Ord. No. 2025-267](#)

[Staff Report](#)

**This item was recommended for approval.**

6. ORD.  
2025-268 To authorize the special use of the property known as 413 North 33rd Street for the purpose of a single-family detached dwelling, upon certain terms and conditions. (7th District)

Attachments: [Ord. No. 2025-268](#)

[Staff Report](#)

**This item was recommended for approval.**

7. ORD.  
2025-269 To authorize the special use of the property known as 406 Brook Road for the purpose of retail, jewelry repair and manufacturing, and a restaurant with outdoor dining, upon certain terms and conditions. (2nd District)

Attachments: [Ord. No. 2025-269](#)

[Staff Report](#)

**This item was recommended for approval.**

9. ORD.  
2025-271 To authorize the special use of the property known as 1920 Fairmount Avenue for the purpose of office and social service delivery uses, upon certain terms and conditions. (7th District)

Attachments: [Ord. No. 2025-271](#)

[Staff Report](#)

**This item was recommended for approval.**

10. ORD.  
2025-272 To authorize the special use of the property known as 2301 Fairmount Avenue for the purpose of a multifamily dwelling containing up to 17 dwelling units, upon certain terms and conditions. (7th District)

Attachments: [Ord. No. 2025-272](#)

[Staff Report](#)

**This item was recommended for approval.**

11. ORD.  
2025-273 To authorize the special use of the properties known as 1201 West Franklin Street and 1205 West Franklin Street for the purpose of signage, upon certain terms and conditions. (2nd District)

Attachments: [Staff Report](#)

[Public Comment](#)

[Ord. No. 2025-273](#)

**This item was recommended for approval.**

13. SUBD  
2025.008 Subdivision Exception for 1300, 1300 1/3, and 1300 2/3 North 32nd Street, per Sec. 25-219 of the Subdivision Ordinance.

Attachments: [Subdivision Exception Request - 1300 North 32nd Street](#)

[Staff Report](#)

**This item was approved.**

14. SUBD  
2025.009 Subdivision Exception for 2300 2nd Avenue, per Sec. 25-219 of the Subdivision Ordinance.

Attachments: [Subdivision Exception Request - 3200 2nd Avenue](#)

[Staff Report](#)

**This item was approved.**

15. [UDC 2026-01](#) UDC 2026-01 CONCEPT Location, Character, Extent review of the proposed replacement of Mayo Bridge, located between Manchester Road and Dock Street.

Attachments: [UDC 2026-01 App](#)  
[UDC 2026-01 Narrative](#)  
[00 UDC 2026-01 Concept Site Plan](#)  
[UDC 2026-01 Perspective Rendering](#)  
[UDC 2026-01 Bridge Abutment Rendering](#)  
[UDC 2026-01 Bridge Segment Sketches](#)  
[Exhibit 1 - VDOT Presentation REVISED](#)  
[UDC 2026-01 - Staff Report](#)

**This item was forwarded to the Urban Design Committee meeting on January 15th for review.**

## **Regular Agenda**

12. [ORD. 2025-274](#) To authorize the special use of the properties known as 3013 N Street and 3015 N Street for the purpose of uses permitted on corner lots in the R-63 Multifamily Urban Residential District and commissary kitchen, office, and social service delivery uses, upon certain terms and conditions. (7th District)

Attachments: [Ord. No. 2025-274](#)  
[Staff Report](#)

Alyson Oliver, Programs & Operations Supervisor, gave an overview of this request.

Lory Markham, on behalf of the applicant, provided additional information on this request.

Chair Poole opened the public hearing.

The following member of the public spoke in opposition of this request:

Michael Basom

Ms. Markham and Commissioner Pinnock discussed the location of the trash facilities.

Chair Poole closed the public hearing.

**This item was recommended for approval.**

16. 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. (1st District)

Attachments: [Ord. No. 2025-215](#)  
[Updated Staff Report](#)  
[Staff Report](#)  
[Lavender Hill Public Comment](#)  
[Lavender Hill Owner Statement](#)

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

The applicant, Nadia Anderson, provided additional information about this request.

The Commissioners and Ms. Anderson discussed the details of previous complaints that have been received from the neighborhood.

The Commissioners and Director Vonck discussed the difference between private gatherings and events that are regulated by zoning.

Chair Poole opened the public hearing.

The following members of the public spoke in favor of this request:

Patricia Moore  
Megan Rollins  
McDaniel X Anderson

The following members of the public spoke in opposition of this request:

Sidney Bragg  
Victoria Young  
Krista Mathis  
Dawn Lehurst  
Leigh Stanfield  
Kristine Smetana  
Bud Higgins  
Ryan Oliver  
Brooke Weedon  
Vince Lovejoy  
Adam Young  
Nicholas Pfaff  
Kathryn Weakley  
Rachel Pfaff  
Nancy Oliver  
Erin McClure  
Alice Lynch  
Sarah Paladino Strater  
Ian Indseth

Ms. Anderson returned to respond to concerns raised by neighbors.

Chair Poole asked if Ms. Anderson would consider decreasing the number of guests or removing the amplified music that would be allowed by the ordinance.

Ms. Anderson declined the consideration.

Chair Poole closed the public hearing.

Following the motion, Commissioner Rowe requested additional clarification from the Director on what is considered a private gathering versus an entertainment/public event.

The Commissioners and Director Vonck discussed the potential of excessive sound and what would be considered excessive.

Commissioner Robertson and Director Vonck discussed the type and number of events that would be permitted by-right on the property.

Alternate Ebert raised concerns about the number of events, number of attendees and sound that the ordinance would permit. Ms. Ebert cited these as the reasons she would not support the paper.

The Commission discussed if this request satisfies the six criteria for the granting of special use permits, outlined in the City Charter.

**A motion was made by Commissioner White, seconded by Commissioner Ebert, that this item be recommended for denial. The motion carried by the following vote:**

**Aye -- 6 - \*Alternate Sharon Ebert, \* Commissioner Burchell Pinnock, \* Commissioner Rodney Poole, \* Commissioner Elizabeth Greenfield, \* Commissioner Ellen Robertson, \* Commissioner Brian White, Commissioner Victor Mckenzie Jr., and \* Commissioner Rebecca Rowe**

**No -- 2 - \* Commissioner Dakia K. Knight**

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

#### **Adjournment**

Chair Poole adjourned the meeting at 9:02 p.m.