



# City of Richmond

900 East Broad Street  
Richmond, VA 23219  
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## Meeting Minutes Land Use, Housing and Transportation Standing Committee

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Tuesday, October 21, 2025

3:00 PM

Council Chamber, 2nd Floor - City Hall

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### Committee Members in Attendance

The Honorable Nicole Jones – Chair  
The Honorable Ellen Robertson – Vice Chair  
The Honorable Andrew Breton – Member

### Staff and Others in Attendance

The Honorable Katherine Jordan - Council Vice President  
The Honorable Stephanie Lynch - Councilmember  
Kiley Kesecker, Deputy City Clerk  
Candice Reid, City Clerk  
Danielle Smith, Assistant City Attorney  
Steve Taylor, Council Policy Analyst

### Call to Order

Chair Nicole Jones called the meeting to order at 3:06 p.m. and presided.

### Chamber Emergency Evacuation Plan Announcement and Public Speaker Guidelines

Upon the Chair's request, Deputy City Clerk Kiley Kesecker provided information on the appropriate way to evacuate the Council Chamber in an emergency along with public speaker guidelines.

### Approval of Minutes

There were no amendments or corrections to the minutes of the September 16, 2025 committee meeting, and the minutes were approved as presented.

[CD.2025.307](#) September 16, 2025 - Land Use, Housing and Transportation Standing Committee Meeting Minutes

### Public Comment Period

There was no one present who wished to speak.

## Board Vacancies

Pamela Nichols, Council Management Analyst, reviewed board vacancies and applications for consideration by the committee.

[CD.2025.309](#) October 21, 2025 - Land Use, Housing and Transportation Board Vacancy Report

*A copy of the material provided has been filed.*

Chair Nicole Jones stated that the committee would consider the appointment to the Affordable Housing Trust Fund Supervisory Board during the next round of quarterly appointments.

**Member Andrew Breton moved to forward the following board appointment applications to Council with a recommendation to approve, which was seconded and unanimously approved:**

Board of Building Code Appeals  
Charles Field

Commission of Architectural Review:  
Nicholas Peck

Community Transportation Advisory Committee:  
Andrew Bunn  
Sera Erickson

PlanRVA:  
Priscilla Eddings

Safe and Healthy Streets Commission  
Louise Lockett Gordon  
Kirk Millikan

## Paper(s) for Consideration

**The following ordinance was considered:**

1. [ORD.](#)  
[2025-239](#) To authorize the Chief Administrative Officer, for and behalf of the City of Richmond, to execute a Lease Agreement between the City of Richmond, as landlord, and Richmond Community ToolBank, as tenant, for the purpose of storing tools, materials, and equipment at Broad Rock Sports Complex located at 4385 Old Warwick Road. (9th District)

Patrons: Mayor Avula

Chris Frelke, Director of Parks, Recreation and Community Facilities, provided an introduction and a brief overview of the proposed ordinance, stating that it would allow for the leasing of a city-owned property to Richmond Community ToolBank for the storage of tools and equipment.

**There were no comments or discussions, and Vice Chair Ellen Robertson moved to forward ORD. 2025-239 to Council with the recommendation to approve, which was seconded and unanimously approved.**

**The following resolution was considered:**

2. [RES.](#)  
[2025-R044](#) To reverse in part the decision of the Commission of Architectural Review partially denying an application for a retroactive certificate of appropriateness for the property located at 510 West 20th Street in the city of Richmond, regarding replacement of main and front porch roofs, by fully approving such application. (5th District)

*Patrons:* Ms. Lynch

Councilor Stephanie Lynch provided an introduction and additional background information on the proposed resolution, stating that it would essentially request a waiver for an applicant who had unknowingly fallen out of compliance with Commission of Architectural Review (CAR) specifications regarding roofs, to prevent the applicant from having to spend a large amount of money on redoing their roof to be in compliance with CAR guidelines.

#### **Public Hearing**

Alex Dandridge, Commission of Architectural Review Secretary, spoke in opposition to the proposed resolution, noting how the installation of asphalt shingles is not in compliance with the guidelines, nor is it congruous with the environs of the historic district.

Austin Farrell, applicant, spoke in support of the proposed resolution and the approval of the appeal, explaining their cooperation with the process and other procedural issues surrounding the denial of the application.

**There were no further comments or discussions, and Vice Chair Ellen Robertson moved to forward RES. 2025-R044 to Council with the recommendation to approve, which was seconded and unanimously approved.**

**The following resolution was considered:**

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3. [RES.](#)  
[2025-R045](#) To declare a public necessity to amend ch. 30 of the City Code and to initiate an amendment to the City's zoning ordinance to make such lawful changes as may be necessary to establish a civil penalty for the razing, demolition, or moving of a building or structure that is located in a City old and historic district in violation of the City's zoning ordinance, as authorized by Va. Code § 15.2-2306(F).

Patrons: Vice President Jordan, Mayor Avula, President Newbille, Ms. Lynch and Ms. Abubaker

Council Vice President Katherine Jordan provided an introduction to the proposed resolution and its alignment with the historic preservation goals of the Richmond 300 Master Plan.

Chair Nicole Jones asked how much the fine increase is, which Vice President Jordan explained as up to twice the assessed value of the structure.

At the request of Vice Chair Ellen Robertson, Kevin Vonck, Director of Planning and Development Review, clarified several points regarding the functionality of the proposed amendment and the process of applying for a demolition in an old and historic district.

Vice Chair Robertson stated that the amendment is important to ensure the city is doing what it can to preserve old structures within the city.

### Public Hearing

Cyane Crump, Historic Richmond Executive Director, spoke in support of the proposed resolution, stating that it would help reduce the perverse incentives to disobey various laws.

**There were no further comments or discussions, and Vice Chair Ellen Robertson moved to continue RES. 2025-R045 to the November 18, 2025 Land Use, Housing and Transportation Standing Committee meeting, which was seconded and unanimously approved.**

### The following ordinance was considered:

4. [ORD.](#)  
[2025-238](#) To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute a Deed of Temporary Utility Easement between the City of Richmond and the County of Henrico for the purpose of granting non-exclusive easements over, under, through, upon, and across certain portions of the property known as Lewis Ginter Botanical Gardens located at 1800 Lakeside Avenue.

Patrons: Mayor Avula

Chris Frelke, Director of Parks, Recreation and Community Facilities, provided a brief introduction to the proposed ordinance, noting the procedural nature of the request therein.

**There were no further comments or discussions, and Vice Chair Ellen Robertson moved to forward ORD. 2025-238 to Council with the recommendation to approve, which was seconded and unanimously approved.**

**The following resolution was considered:**

5. [RES.](#)  
[2025-R046](#) To declare surplus, and to authorize and request the Chief Administrative Officer to seek offers, bids, or proposals by solicitation for the City-owned property located at 8790 Strath Road for the purpose of facilitating the solicitation of offers by invitation for bids or request for proposals pursuant to and in accordance with either City Code §§ 8-61 or 8-62.

Patrons: Mayor Avula

Chris Nizamis, Economic Development Programs Administrator, provided an introduction and additional background information regarding the proposed resolution and the solicitation process for city-owned property.

**There were no further comments or discussions, and Vice Chair Ellen Robertson moved to continue RES. 2025-R046 to the November 18, 2025 Land Use, Housing and Transportation Standing Committee meeting, which was seconded and unanimously approved.**

### **Presentation(s)**

1. Fall Line Trail Status Updates ~ Dironna Moore Clarke, Deputy Director of Public Works

[CD.2025.328](#) October 21, 2025 - Fall Line Trail Status Update

*A copy of the material provided has been filed.*

Dironna Moore Clarke, Deputy Director of Public Works, provided an overview of the Fall Line Trail, including status updates on each fully-funded segment and funding strategies for unfunded segments.

2. Richmond Connects: People Riding Bikes ~ Andy Boenau, DPW Transportation Engineering Program Manager

[CD.2025.334](#) October 21, 2025 - Richmond Connects: People Riding Bikes

*A copy of the material provided has been filed.*

Andy Boenau, Department of Public Works Transportation Engineering Program Manager, gave a presentation on Richmond Connects, including roadway conversions, ebikes, youth programs, multimodal transportation options, bike share and voucher programs, and low versus high-stress streets.

Member Andrew Breton asked how the city's bike network is primarily funded.

Mr. Boenau stated that they receive federal, state and regional funding, as well as grants for specific items or objectives.

Chair Nicole Jones stated that specific areas should be assessed for bike accessibility and use potential to ensure the city is being equitable in regards to other modes of transportation.

Mr. Boenau agreed and stated that they are utilizing community input to inform decision making about what will work best for different areas of the city.

**3. Parks and Recreation Trail Briefing ~ Chris Frelke, Director of Parks, Recreation and Community Facilities**

[CD.2025.333](#) October 21, 2025 - Parks and Recreation Trail Briefing

*A copy of the material provided has been filed.*

Chris Frelke, Director of Parks, Recreation and Community Facilities, provided a high-level overview of the Richmond Trails system, including development history and plans for the future.

**4. Future Affordable Housing: 212 N. 18th Street and 911 & 913 Hull Street ~ Merrick Malone, Director of Department of Housing and Community Development**

[CD.2025.318](#) October 21, 2025 - Future Affordable Housing - 12 N. 18th Street and 911 & 913 Hull Street Presentation

*A copy of the material provided has been filed.*

Merrick Malone, Director of Department of Housing and Community Development, gave a presentation on the strategic use of surplus property for the development of affordable housing in the city.

Chair Nicole Jones asked if community input will be factored into the evaluation criteria or if that will come later as the community benefit agreement is developed.

Mr. Malone confirmed the latter.

**Discussion Item(s)**

There were no discussion items.

**Staff Report**

[CD.2025.323](#) October 21, 2025 - Land Use, Housing and Transportation Staff Report

There being no further business to come before the committee, the meeting adjourned at 4:57 p.m.