



# City of Richmond

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

## Summary Planning Commission

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Tuesday, June 17, 2025

6:00 PM

5th Floor Conference Room

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To access the meeting via Microsoft Teams: <https://go.rva.gov/CPC2025>

### Call To Order

### Roll Call

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

### Chair's Comments

### Approval of Minutes

1. [PDRMIN 2025.004](#) CPC Draft Minutes - January 21, 2025

**A motion was made by Commissioner White, seconded by Commissioner Greenfield, that the January 21, 2025 minutes be adopted. The motion passed unanimously.**

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

Excused -- 1 - \* Amy Popovich

### Director's Report

### Consideration of Continuances and Deletions from Agenda

2. [ORD. 2024-312](#) To authorize the special use of the property known as 7100 Jahnke Road for the purpose of a mixed-use building containing up to 14 dwelling units, with off-street parking, upon certain terms and conditions. (4th District)
- A motion was made by Commissioner Robertson, seconded by Commissioner White, that this item be continued to the July 15, 2025 meeting of the Planning Commission. The motion carried unanimously.**
3. [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 Robertson, that this item be continued to the July 15, 2025 meeting of the Planning Commission. The motion carried unanimously.**

4. [SUBD 2025.003](#) Subdivision Exception for 3618 Hawthorne Avenue, per Sec. 25-219 of the Subdivision Ordinance.

**A motion was made by Commissioner White, seconded by Commissioner Knight, that this item be continued to the July 15, 2025 meeting of the Planning Commission. The motion carried unanimously.**

5. [ORD. 2025-081](#) To authorize the special use of the property known as 2618 Rear West Main Street for the purpose of a multifamily dwelling containing up to four dwelling units, upon certain terms and conditions. (2nd District)

**A motion was made by Commissioner Robertson, seconded by Commissioner Rowe, that this item be continued to the July 1, 2025 meeting of the Planning Commission. The motion carried unanimously.**

6. [ORD. 2025-113](#) To authorize the special use of the property known as 3200 2nd Avenue for the purpose of up to one single-family detached dwelling, two two-family detached dwellings, and four single-family attached dwellings, upon certain terms and conditions. (6th District)

**A motion was made by Commissioner White, seconded by Commissioner Robertson, that this item be continued to the July 1, 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 items listed on the Consent Agenda.

There were no speakers during the public comment period.

**A motion was made by Commissioner Knight, seconded by Commissioner White, that the consent agenda be adopted with the recommendations in the staff reports. 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 Elizabeth Hancock Greenfield, \* Commissioner Victor McKenzie Jr. and \* Amy Popovich

7. [ORD. 2025-127](#) To authorize the special use of the property known as 7 North 18th Street for the purpose of a one-story building and a parking garage, upon certain terms and conditions. (7th District)

**This item was recommended for approval.**

8. [ORD. 2025-128](#) To authorize the special use of the property known as 1824 North 28th Street for the purpose of one two-family detached dwelling and one

dwelling unit within an accessory structure, upon certain terms and conditions. (7th District)

**This item was recommended for approval.**

9. [ORD.](#)  
[2025-129](#) To authorize the special use of the property known as 1426 North 30th Street for the purpose of up to two two-family detached dwelling units and two accessory dwelling units, upon certain terms and conditions. (7th District)

**This item was recommended for approval.**

10. [ORD.](#)  
[2025-130](#) To authorize the special use of the property known as 1404 North 32nd Street for the purpose of up to four single-family attached dwellings and one dwelling unit within an accessory structure, upon certain terms and conditions. (7th District)

**This item was recommended for approval.**

11. [SUBD](#)  
[2025.006](#) Subdivision Exception for 1404 North 32nd Street, per Sec. 25-219 of the

**This item was approved.**

12. [ORD.](#)  
[2025-131](#) To authorize the special use of the property known as 101 South Colonial Avenue for the purpose of outdoor dining accessory to a restaurant, upon certain terms and conditions. (5th District)

**This item was recommended for approval.**

13. [ORD.](#)  
[2025-140](#) To declare a public necessity for and to authorize the Chief Administrative Officer to acquire by gift, purchase, condemnation, or otherwise, certain fee simple interests and temporary construction easements for the purpose of facilitating the construction of the Courtland Street Sanitary Sewer Main Replacement project. (8th District)

**This item was recommended for approval.**

14. [ORD.](#)  
[2025-141](#) To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to accept funds in the total amount of \$1,385,900.00 from the Virginia Department of Transportation, to amend Ord. No. 2024-100, adopted May 13, 2024, which accepted a program of proposed Capital Improvement Projects for Fiscal Year 2024-2025 and the four fiscal years thereafter, adopted a Capital Budget for Fiscal Year 2024-2025, and determined a means of financing the same, to appropriate the increase to the Fiscal Year 2024-2025 Capital Budget by increasing estimated revenues and the amount appropriated to the Department of Public Works' Complete Streets project in the Transportation - G.O. Bonds category by \$1,385,900.00, for the purpose of funding the Complete Streets project.

**This item was recommended for approval.**

15. [UDC 2025-16](#) UDC 2025-16 CONCEPT Location, Character, Extent review of a proposed bridge replacement and pedestrian and bike improvements; located along Lombardy Street between Admiral Street and West Leigh Street.

**This item was approved with conditions.**

## **Regular Agenda**

16. [PDRPRES 2025.018](#) ORD. 2024-314: Site Plan Ordinance Implementation

**This item was presented.**

17. [ORD. 2025-079](#) To authorize the special use of the properties known as 3801 Hanover Avenue and 3803 Hanover Avenue for the purpose of up to two single-family detached dwellings and eight single-family attached dwellings, upon certain terms and conditions. (1st District)

During the public comment period, one person spoke in favor and ten people spoke in opposition of this request.

**A motion was made by Commissioner McKenzie, seconded by Commissioner Robertson, that this item be continued to the July 1, 2025 regular meeting of the Planning Commission. The motion carried unanimously.**

18. [ORD. 2025-120](#) To conditionally rezone the properties known as 603 Rear North 35th Street, 609 Rear North 35th Street, 619 North 36th Street, 3510 Glenwood Avenue, and 3516 Glenwood Avenue from the R-5 Single-Family Residential District to the R-63 Multifamily Urban Residential District, upon certain proffered conditions. (7th District)

During the public comment period, one person expressed concerns with this request.

**A motion was made by Commissioner Robertson, seconded by Commissioner Greenfield, that this item be recommended for approval with the amended proffers to include:**

**4. Parking. There will be a minimum of one (1) off-street parking space per dwelling unit on each lot to the extent practicable as determined at the time of subdivision review; and**

**5. Height. No building or structure shall exceed three stories.**

**The motion carried unanimously.**

19. [ORD. 2025-132](#) To authorize the special use of the property known as 5201 Sylvan Court for the purpose of a single-family detached dwelling, upon certain terms and conditions. (4th District)

During the public comment period, two people spoke in opposition of this request.

**A motion was made by Commissioner Pinnock, seconded by Commissioner**

Robertson, that this item be recommended for approval. The motion carried unanimously.

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

#### **Adjournment**

Mr. Poole adjourned the meeting at 9:09 pm.