



City of Richmond

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Meeting Minutes - Draft Planning Commission

Tuesday, June 3, 2025

6:00 PM

5th Floor Conference Room

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

This meeting was held in-person in the 5th floor conference room of City Hall.

Call To Order

Chair Poole called the meeting to order at 6:02 pm.

Roll Call

Commissioner Knight requested to participate in the meeting virtually from a work conference in Washington, D.C., per Section 11 of the Commission's Rules of Procedures.

A motion was made by Commissioner Robertson seconded by Commissioner White, to allow Commissioner Knight's virtual attendance. The motion carried unanimously.

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

Chair's Comments

Commissioner Poole appointed Commissioners Knight, Rowe, and White to a subcommittee to review and make recommendations to the Draft Cultural Heritage Stewardship Plan.

Approval of Minutes

None.

Director's Report

Director Vonck provided updates on upcoming public meetings pertaining to the Code Refresh.

Consideration of Continuances and Deletions from Agenda

1. [ORD. 2025-052](#) To authorize the special use of the property known as 3122 2nd Avenue for the purpose of up to three single-family detached dwellings and two single-family attached dwellings, upon certain terms and conditions. (6th District)

Attachments: [Ord. No. 2025-052- Withdrawn 20251009](#)

[Staff Report](#)

[Public Comment](#)

A motion was made by Commissioner Robertson, seconded by Commissioner White, that this item be continued to the September 16, 2025 meeting of the Planning Commissioner. The motion carried unanimously.

2. [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] four single-family attached dwellings, upon certain terms and conditions. (As Amended) (1st District)

Attachments: [Ord. No. 2025-079 - Amended 20250922](#)

[Staff Report](#)

[Proposed Amended Plans](#)

[Public Comment 7-9-2025](#)

[Letter of Opposition - Westhampton Citizens Association](#)

[Public Comments Council](#)

A motion was made by Commissioner White, seconded by Commissioner Robertson, that this item be continued to the June 17, 2025 meeting of the Planning Commissioner. The motion carried unanimously.

3. [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] three dwelling units, upon certain terms and conditions. (As Amended) (2nd District)

Attachments: [Ord. No. 2025-081 - Amended 20250922](#)

[Staff Report](#)

[Updated Application Packet and Plans](#)

[FDA - Letter of Non-Opposition](#)

[Public Comment](#)

[Pre-Construction Meeting Memo-20250911-2618 Rear W Main](#)

[Street_SUP](#)

[Applicant Presentation](#)

A motion was made by Commissioner White, seconded by Commissioner Robertson, that this item be continued to the June 17, 2025 meeting of the Planning Commissioner. The motion carried unanimously.

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

Attachments: [Ord. No. 2025-113 - Amended 20250922](#)

[Staff Report](#)

[Proposed Amended Plans](#)

[Public Comment](#)

A motion was made by Commissioner Robertson, seconded by Commissioner White, that this item be continued to the June 17, 2025 meeting of the Planning Commissioner. The motion carried unanimously.

5. [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. (As Amended) (7th District)

Attachments: [Ord. No. 2025-120 - Amended 20250707](#)

[Staff Report](#)

[Public Comment](#)

[Letter of Support - Powell](#)

[Letter of Support - Hobson](#)

[Letter in Support - Carlisle](#)

A motion was made by Commissioner Rowe, seconded by Commissioner White, that this item be continued to the June 17, 2025 meeting of the Planning Commissioner. The motion carried unanimously.

6. [UDC 2025-17](#) UDC 2025-17 FINAL Location, Character, Extent review of a proposed bridge replacement over the Manchester Canal; located along Hull Street between the Mayo Bridge and Brander Street.

Attachments: [UDC 2025-17 App](#)

[UDC 2025-17 Narrative](#)

[UDC 2025-17 Application Packet](#)

[UDC 2025-17 - Staff Report](#)

[UDC 2025-17 - UDC Report to CPC](#)

[Public Input - Manchester Alliance](#)

[Public Input - Bolecek](#)

A motion was made by Commissioner Robertson, seconded by Commissioner White, that this item be continued to the September 16, 2025 meeting of the Planning Commissioner. 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.

During the public comment period, Mark Baker, Baker Development Resources,

requested that Item 13 be moved to the regular agenda. A motion was made by Commissioner Robertson, seconded by Commissioner Rowe, that Item 13 (SUBD 2025.005) be moved to the regular agenda. The motion carried unanimously.

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

Aye -- 8 - * Commissioner Burchell Pinnock, * Commissioner Rebecca Rowe, * Commissioner Dakia K. Knight, * Commissioner Rodney Poole, * Commissioner Brian White, * Commissioner Ellen Robertson, * Commissioner Sabrina Joy-Hogg and * Commissioner Elizabeth Hancock Greenfield

7. [ORD. 2025-112](#) To close, to public use and travel, unimproved portions of West 23rd Street located south of Semmes Avenue and north of McDonough Street, McDonough Street located east of West 22nd Street, Perry Street located east of West 22nd Street, and two unimproved alleys, one located between West 23rd Street and an existing alley and a second located between Perry Street and Porter Avenue, all such streets and alleys together consisting of 45,430± square feet and, upon certain terms and conditions, and to authorize the Chief Administrator Officer to accept the dedication of a public utility easement consisting of 11,646± square feet and a 3,106± square foot public right-of-way, all for the purpose of facilitating the development of multifamily affordable housing.

Attachments: [Ord. No. 2025-112](#)
[Staff Report](#)

This item was recommended for approval.

8. [ORD. 2025-115](#) To authorize the special use of the properties known as 810 North 22nd Street and 812 North 22nd Street for the purpose of up to four single-family attached dwellings, upon certain terms and conditions. (7th District)

Attachments: [Ord. No. 2025-115](#)
[Staff Report](#)
[Public Comment](#)

This item was recommended for approval.

9. [ORD. 2025-116](#) To authorize the special use of the property known as 2903 Brook Road for the purpose of one single-family detached dwelling and one accessory structure, upon certain terms and conditions. (3rd District)

Attachments: [Ord. No. 2025-116](#)
[Staff Report](#)
[Letter of Support - Edgehill Chamberlayne Court Civic Association](#)

This item was recommended for approval.

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10. [ORD. 2025-117](#) To authorize the special use of the property known as 8 South Crenshaw Avenue for the purpose of uses permitted in the UB Urban Business District as set forth in City Code §§ 30-433.2 and 30-433.3, upon certain terms and conditions. (5th District)
- Attachments:** [Ord. No. 2025-117](#)
[Staff Report](#)
- This item was recommended for approval.**
11. [ORD. 2025-119](#) To authorize the special use of the properties known as 2111 Venable Street, 2113 Venable Street, 2115 Venable Street, 2115½ Venable Street, 2117 Venable Street, and 2119 Venable Street for the purpose of up to fifteen single-family attached dwellings, upon certain terms and conditions. (7th District)
- Attachments:** [Ord. No. 2025-119](#)
[Staff Report](#)
[Public Comment](#)
- This item was recommended for approval.**
12. [CPCR.2025.009](#) RESOLUTION OF THE RICHMOND CITY PLANNING COMMISSION APPROVING AN AMENDMENT TO THE SHOPS AT STRATFORD HILLS FINAL COMMUNITY UNIT PLAN, FOR THE PURPOSE OF INCREASING THE AREA SUBJECT TO THE COMMUNITY UNIT PLAN BY 3.6 ACRES TO 67.86± ACRES AND MODIFYING THE DEVELOPMENT STANDARDS.
- Attachments:** [Resolution](#)
[Staff Report](#)
[Final Plan](#)
- This item was approved.**
14. [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.
- Attachments:** [UDC 2025-16 APP](#)
[UDC 2025-16 Narrative](#)
[UDC 2025-16 Site Plan](#)
[Bridge Render 1](#)
[Bridge Render 2](#)
[UDC 2025-16 - Staff Report](#)
[UDC 2025-16 - UDC report to CPC](#)

This item was referred to the Urban Design Committee for review at the June 12, 2025 meeting.

- 15. [UDC 2025-18](#) UDC 2025-18 FINAL Location, Character, Extent review of two new utility structures at the WasteWater Treatment Plan, located at 1400 Brander Street

Attachments: [UDC 2025-18 App](#)
[UDC 2025-18 Narrative](#)
[UDC 2025-18 Plans](#)
[UDC 2025-18 - Staff Report](#)

This item was approved.

Regular Agenda

- 16. [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)

Attachments: [Ord. No. 2025-025 - Amended 20250609](#)
[20250609 Amendment of Ord. No. 2025-025](#)
[Staff Report](#)
[Public Comment](#)

A motion was made by Commissioner Robertson, seconded by Commissioner Rowe, that this item be continued to the July 15, 2025 regular meeting of the Planning Commission.

- 17. [ORD. 2025-114](#) To authorize the special use of the property known as 1000 North 21st Street for the purpose of up to four two-family detached dwellings, upon certain terms and conditions. (7th District)

Attachments: [Ord. No. 2025-114](#)
[Staff Report](#)
[Public Comment](#)

Madison Wilson, Planner, gave an overview of this item. Following Ms. Wilson's presentation, Mark Baker with Baker Development Resources, on behalf of the applicant, provided further details regarding the proposal.

There were no speakers during the public comment period.

Following the motion to approve, Commissioner Rowe began the discussion by expressing concern that the proposed design was inconsistent with the neighborhood's historic development pattern.

Commissioner Pinnock noted that the change in the pattern of development overtime may have been influenced by the Mosby Court housing development.

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

- 13. [SUBD 2025.005](#) Subdivision Exception for 1000 North 21st Street, per Sec. 25-219 of the Subdivision Ordinance.

Attachments: [Staff Report](#)

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

- 18. [ORD. 2025-118](#) To authorize the special use of the property known as 3102 P Street for the purpose of one two-family detached dwelling, upon certain terms and conditions. (7th District)

Attachments: [Ord. No. 2025-118](#)
[Staff Report](#)
[Public Comment](#)

Madison Wilson, Planner, gave an overview of this item. Following Ms. Wilson's presentation, Alessandro Ragazzi with Baker Development Resources, on behalf of the applicant, provided further details regarding the proposal.

During the public comment period, the following person spoke in opposition of this item:
 Jennifer Ward

There was no discussion following the motion.

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

- 19. [PDRPRES 2025.016](#) ORD. 2024-314: Site Plan Ordinance Implementation

Attachments: [Presentation](#)
[Site Plan Checklist](#)
[HB-2660-250319](#)

This item was presented.

Council Action Update and Upcoming Items

Alyson Oliver, Secretary, gave an overview of items introduced and heard at the June, 2, 2026 City Council meeting.

Adjournment

Mr. Poole adjourned the meeting at 7:56 pm.