



City of Richmond

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Meeting Minutes - Draft Planning Commission

Tuesday, September 16, 2025

6:00 PM

5th Floor Conference Room

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

Call To Order

Chair Poole called this regularly scheduled meeting of the City Planning Commission to order at 6:00 p.m.

Roll Call

Deputy Chief Administrative Officer Sharon Ebert attending the meeting on behalf of Odie Donald.

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

Chair's Comments

Approval of Minutes

1. [PDRMIN 2025.006](#) DRAFT Planning Commission Minutes - September 2, 2025

A motion was made by Commissioner White, seconded by Commissioner Robertson, that the September 2, 2025 minutes be adopted. The motion passed unanimously.

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

2. [PDRMIN 2025.007](#) DRAFT Planning Commission 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 carried by the following vote:

- Aye -- 7 - * Commissioner Burchell Pinnock, * Commissioner Dakia K. Knight, * Commissioner Rodney Poole, * Commissioner Brian White, * Commissioner Ellen Robertson, * Commissioner Elizabeth Hancock Greenfield and * Commissioner Victor Mckenzie Jr.

Abstain -- 1 - * Commissioner Odie Donald

Director's Report

Consideration of Continuances and Deletions from Agenda

- 3. [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)

A motion was made by Commissioner White, seconded by Commissioner McKenzie that this item be continued to the October 7, 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 of the 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 with the recommendations in the staff reports. The motion carried unanimously.

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

- 4. [SUBD 2025.007](#) Subdivision Exception for 2300 Ingram Avenue, per Sec. 25-219 of the Subdivision Ordinance.

This item was approved.

- 5. [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.

This item was forwarded to the Urban Design Committee for review at their October 16, 2025 meeting.

- 6. [UDC 2025-27](#) UDC 2025-27 CONCEPT Location, Character, and Extent Review of the RPD Memorial Statue Plaza located at 1202 West Graham Road.

This item was approved.

- 7. [UDC 2025-28](#) UDC 2025-28 CONCEPT Location, Character, and Extent Review of the Police Equestrian Center located at 3910 Crestview Road.

This item was approved.

8. [UDC 2025-29](#) UDC 2025-29 CONCEPT Location, Character, and Extent Review of Maury Street Streetscape Phase II.
This item was approved.
9. [UDC 2025-30](#) UDC 2025-30 FINAL Location, Character, Extent review for the reconstruction of the bridge over CSX on Arthur Ashe Blvd., located between Norfolk Street and Boulevard West.
This item was approved.
10. [UDC 2025-31](#) UDC 2025-31 CONCEPT Location, Character, and Extent Review of the Broad Rock Creek Park Project, located at 2606 Lynhaven Avenue.
This item was approved.
11. [ORD. 2025-201](#) To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to accept funds in the total amount of \$224,012.00 from the Great American Insurance Company, and to amend Ord. No. 2025-058, adopted May 12, 2025, which accepted a program of proposed Capital Improvement Projects for Fiscal Year 2025-2026 and the four fiscal years thereafter, adopted a Capital Budget for Fiscal Year 2025-2026, and determined a means of financing the same, to appropriate the increase to the Fiscal Year 2025-2026 Capital Budget by increasing estimated revenues and the amount appropriated to the Department of Public Works' Complete Streets project in the Transportation - Federal/State/Regional category by \$224,012.00, for the purpose of appropriating funds received from the Great American Insurance Company for various infrastructure improvements in the Governor's Retreat subdivision.
This item was recommended for approval.
12. [ORD. 2025-202](#) To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to accept funds in the total amount of \$4,388,200.00 from the Virginia Department of Transportation and to amend Ord. No. 2025-058 adopted May 12, 2025, which accepted a program of proposed Capital Improvements Projects for the Fiscal Year 2025-2026 and the four fiscal years thereafter, adopted a Capital Budget for Fiscal Year 2025-2026, and determined a means of financing the same, by (i) establishing a new project for the Department of Public Works in the Transportation category called the "Fall Line Trail (FLT) – Kanawha Plaza Multi Use Trail" project and (ii) increasing estimated revenues and the amount appropriated to the new Department of Public Works' "Fall Line Trail (FLT) – Kanawha Plaza Multi Use Trail" project in the Transportation category by \$4,388,200.00, for the purpose of providing funding for the Fall Line Trail Kanawha Plaza Multi Use Trail project.
This item was recommended for approval.

- 13. [ORD. 2025-203](#) To accept a quitclaim deed from the School Board conveying a portion of 200 West Clay Street and a portion of 119 West Leigh Street and commonly known as Abner Clay Park to the City and to authorize the Chief Administrative Officer to act on behalf of the City in executing such deed. (2nd District)

This item was recommended for approval.

Regular Agenda

- 14. [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)

Madison Wilson, Planner, gave an overview of this request. Alessandro Ragazzi, on behalf of the applicant, provided additional details about the proposal.

During the public comment period the following people spoke in support of this item:
Daniel Estrada
Jackson Miller

The following people spoke in opposition:
Steve Koski
Elena Ferranti

Following the motion to approve, Chair Poole opened the discussion.

Commissioner McKenzie noted his supportive position, stating that the applicant had reasonably compromised based on neighborhood concerns.

There was no additional discussion.

A motion was made by Commissioner McKenzie, seconded by Commissioner Knight, that this item be recommended for approval with the following amendments:

- references to the plans be updated to reference the plans dated August 25, 2025
- the conditions in Section 3 of the ordinance be updated as follows:
 - (a) The Special Use of the Property shall be as a multifamily dwelling containing up to three dwelling units, substantially as shown on the Plans.
 - (b) No fewer than three off-street parking spaces shall be provided for the Special Use.

The motion carried unanimously.

15. [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)

Jonathan Brown, Planner, provided an overview of this item. Preston Lloyd, on behalf of the applicant, provided further details.

There were no speakers during the public comment period for this item.

Following the motion to approve, Chair Poole opened the discussion.

Commissioner Robertson noted the need for additional affordable housing in the City. Ms. Robertson noted her commitment as a Councilperson to work with City administration to ensure the successful development of affordable housing and supporting infrastructure. Additionally, she noted support for Councilwoman Jones, the Councilperson for the affected district.

Commissioner Knight shared support for Commissioner Robertson's remarks and for City staff.

Chair Poole expressed his admiration for the collaboration between City staff and the applicant regarding infrastructure improvements.

There was no additional discussion.

A motion was made by Commissioner Robertson, seconded by Commissioner Knight, that this item be recommended for approval. The motion carried by the following vote:

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

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Abstain -- 1 - * Commissioner Brian White

16. [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)

Alyson Oliver, Planner, provided an overview of this item. Alessandro Ragazzi, on behalf of the applicant, provided further details.

During the public comment period the following people spoke in opposition of this item:

- Kevin (last name not provided)
- Darrion Sistrunk
- Kayleigh Glass
- Joe (last name not provided)
- Brice Fiske
- Tamara Barker

Following the motion to approve, Chair Poole called for discussion; there being none, the motion proceeded to a vote.

A motion was made by Commissioner Robertson, seconded by Commissioner Greenfield, that this request be approved with the following amendments:

- references to the plans be updated to reference the plans dated July 10, 2025 and September 5, 2025.
- the conditions in Section 3 of the ordinance be updated as follows:
 - (a) The Special Use of the Property shall be as up to two single-family detached dwellings, one two-family detached dwellings, and four single-family attached dwellings, substantially as shown on the Plans.
 - (c) No fewer than [three] four off-street parking spaces shall be provided for the Special Use, substantially as shown on the Plans.
 - (e) All building materials, elevations, and site improvements, including landscaping, shall be substantially as shown on the Plans.

The motion carried unanimously.

Council Action Update and Upcoming Items

Adjournment

There being no other business, Chair Poole adjourned the meeting at 7:47 pm.