



City of Richmond

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Summary Planning Commission

Tuesday, July 15, 2025

6:00 PM

5th Floor Conference Room

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

Call To Order

Roll Call

- **Present** 7 - * Commissioner Rebecca Rowe, * Commissioner Dakia K. Knight, * Commissioner Rodney Poole, * Commissioner Ellen Robertson, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Victor Mckenzie Jr., and * Commissioner Odie Donald
- **Absent** 2 - * Commissioner Burchell Pinnock, and * Commissioner Brian White

Chair's Comments

Approval of Minutes

Director's Report

Consideration of Continuances and Deletions from Agenda

2. [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 Rowe, seconded by Commissioner Knight, that this item be continued to the August 19, 2025 regular meeting of the Planning Commission. The motion carried unanimously.
3. [SUBD](#)
[2025.003](#) Subdivision Exception for 3618 Hawthorne Avenue, per Sec. 25-219 of the Subdivision Ordinance.

A motion was made by Commissioner Rowe, seconded by Commissioner Knight, that this item be continued to the August 19, 2025 regular meeting of the Planning Commission. The motion carried unanimously.
4. [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)

A motion was made by Commissioner Rowe, seconded by Commissioner Knight, that this item be continued to the September 2, 2025 regular 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 Rowe, seconded by Commissioner Knight, that this item be continued to the September 2, 2025 regular 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 Rowe, seconded by Commissioner Knight, that this item be continued to the September 2, 2025 regular meeting of the Planning Commission. The motion carried unanimously.

7. [ORD. 2025-150](#) To authorize the special use of the property known as 3923 Grove Avenue for the purpose of a single-family detached dwelling and 16 single-family attached dwellings, upon certain terms and conditions. (5th District)

A motion was made by Commissioner Rowe, seconded by Commissioner Knight, that this item be continued to the August 19, 2025 regular 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.

During the public comment period, there were no speakers.

A motion was made by Commissioner Robertson, seconded by Commissioner Knight that Item 14 (ORD. 2025-155) be moved to the regular agenda. The motion carried unanimously.

A motion was made by Commissioner Rowe, seconded by Commissioner Donald, that the consent agenda be adopted, as amended. The motion carried unanimously.

Aye -- 7 - * Commissioner Rebecca Rowe, * Commissioner Dakia K. Knight, * Commissioner Rodney Poole, * Commissioner Ellen Robertson, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Victor Mckenzie Jr. and * Commissioner Odie Donald

8. [ORD. 2025-144](#) To authorize the special use of the property known as 3103 2nd Avenue for the purpose of one two-family detached dwelling, upon certain terms and conditions. (6th District)

This item was recommended for approval.

9. [ORD. 2025-149](#) To authorize the special use of the property known as 1720 North 29th 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.

10. [ORD. 2025-151](#) To authorize the special use of the property known as 1114 Hull Street for the purpose of a six-story mixed-use building, upon certain terms and conditions. (6th District)

This item was recommended for approval.

11. [ORD. 2025-152](#) To authorize the special use of the property known as 2300 Ingram Avenue for the purpose of up to seven single-family attached dwellings, upon certain terms and conditions. (8th District)

This item was recommended for approval.

12. [ORD. 2025-153](#) To authorize the special use of the property known as 304 Oak Lane for the purpose of an accessory structure, upon certain terms and conditions. (1st District)

This item was recommended for approval.

13. [ORD. 2025-154](#) To amend and reordain Ord. No. 75-309-302, adopted Dec. 15, 1975, as most recently amended by Ord. No. 2024-182, adopted July 22, 2024, pertaining to the "Stony Point Community Unit Plan," for the purpose of amending the development standards as they pertain to Map Section K of the Northern Portion of the Plan, regarding permitted principal and accessory uses, signage, hours of operation, and developable building area, to amend the development standards as they pertain to Map Section F of the Southern Portion of the Plan, to allow a commissary kitchen as a permitted use on the property known as 9221 Forest Hill Avenue.

This item was recommended for approval.

15. [ORD. 2025-156](#) To rezone the properties known as 1220 Ingram Avenue and 1260 Ingram Avenue from the M-1 Light Industrial District to the TOD-1 Transit Oriented Nodal District and the B-5 Central Business District. (6th District)

This item was recommended for approval.

16. [ORD. 2025-162](#) To grant a conservation and open-space easement on the property known as 501 South 14th Street, 501 1R South 14th Street, 505 South 14th Street, 508 South 14th Street, and a portion of 503 South 14th Street, each a portion of the property known as Mayo's Island, to the Capital Region Land Conservancy, Inc. and the Virginia Department of Conservation and Recreation.

This item was recommended for approval.

17. [UDC 2025-19](#) UDC 2025-19 CONCEPT Location, Character, Extent review for the

renovation of the Holly Street Playground, located at 819 Holly Street.

This item was approved with the conditions listed in the UDC staff report.

18. [UDC 2025-20](#) UDC 2025-20 CONCEPT 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 with the conditions listed in the UDC staff report.

19. [UDC 2025-21](#) UDC 2025-21 FINAL Location, Character, and Extent review of the Greening Richmond Public Libraries: Belmont Branch project, located at 3100 Ellwood Avenue

This item was approved with the conditions listed in the UDC staff report.

20. [UDC 2025-22](#) UDC 2025-22 FINAL Location, Character, and Extent review of the Greening Richmond Public Libraries: Hull Street Branch project, located at 1400 Hull Street.

This item was approved with the conditions listed in the UDC staff report.

21. [UDC 2025-23](#) UDC 2025-23 SIGNAGE PACKAGE for the separately approved renovation of Browns Island, located at 500 Tredegar St.

This item was approved with the conditions listed in the UDC staff report.

Regular Agenda

14. [ORD. 2025-155](#) To authorize the conditional use of the property known as 505 West Leigh Street for the purpose of a lodginghouse, upon certain terms and conditions. (2nd District)

During the public comment period, there were no speakers.

A motion was made by Commissioner Greenfield, seconded by Commissioner McKenzie, that this item be recommended for approval with the following amendment.

- The ordinance be updated to reflect that the conditional use permit will no longer be valid if there is a change in ownership.

The motion carried unanimously.

22. [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)

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

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

- Include amended plans dated July 9, 2025, showing only residential uses;
- Remove condition 3(h) regarding commercial uses;
- Revise condition 3(a) to read as follows: The Special Use of the Property shall be as a multifamily building containing up to 17 dwelling units, with off-street parking, substantially as shown on the Plans; and
- Remove condition 3(g) regarding short-term rentals.

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

No -- * Commissioner Rebecca Rowe

23. [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, four people spoke in opposition to this request.

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

- Incorporate amended plans dated July 7, 2025, which show 4 single-family attached dwellings and two existing single-family detached dwellings; and
- Include a new condition specifically calling out that accessory dwelling units are permitted.
- Remove the condition requiring private trash collection.

The motion carried unanimously.

24. [ORD.](#)
[2025-157](#)

To amend City Code §§ 30-433.3, 30-433.11.1, 30-436.2, 30-438.2, 30-440.2, 30-442.1:1, 30-444.2:1, 30-447.2:1, 30-447.11:1, 30-448.3, 30-449.4, 30-451.2:1, 30-452.1:1, all concerning principal uses permitted by conditional use permit, 30-454.1 concerning permitted principal and accessory uses, 30-1045.6, concerning specific conditions applicable to particular uses, and 30-1220, concerning definitions, for the purpose of establishing “retail sales of tobacco and hemp” as a defined use in the City’s zoning ordinance and regulating where such uses can occur.

During the public comment period, one person spoke in favor of this request.

A motion was made by Commissioner Donald, seconded by Commissioner Greenfield, that this item be recommended for approval with the following amendment:

- Replace references to the state code with the full text of the applicable state code language included directly within the ordinance.

The motion carried unanimously.

25. [UDC 2025-24](#) UDC 2025-24 FINAL 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.

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

26. [PAC 2025-004](#) Richmond Connects: Lighter/Quicker/Cheaper – Asphalt Art at Mechanicsville Turnpike and Brauers Lane

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

Council Action Update and Upcoming Items

Adjournment

Mr. Poole adjourned the meeting at 10:14 pm.