



City of Richmond

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Meeting Minutes - Draft Planning Commission

Tuesday, March 4, 2025

6:00 PM

5th Floor Conference Room

To access the meeting via Microsoft Teams: <https://tinyurl.com/Richmond-CPC-2025>

This meeting was held in-person in the 5th Floor Conference Room of City Hall at 900 East Broad Street in Richmond, Virginia 23219.

Call To Order

Mr. Poole called the meeting to order at 6:00 pm.

Roll Call

-- Present 9 - * Commissioner Burchell Pinnock, * Commissioner Rebecca Rowe, * Commissioner Dakia K. Knight, * Commissioner Rodney Poole, * Commissioner Brian White, * Commissioner Ellen Robertson, * Commissioner Sabrina Joy-Hogg, * Commissioner Victor McKenzie Jr., and * Commissioner Elizabeth Hancock Greenfield

Chair's Comments

Approval of Minutes

None.

Director's Report

Director Vonck provided an update on the Code Refresh project and shared dates for upcoming meetings.

Consideration of Continuances and Deletions from Agenda

2. 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 Robertson, that this item be continued to the March 18, 2024 meeting of the Planning Commission. The motion passed unanimously.

3. Subdivision Exception for 3618 Hawthorne Avenue, per Sec. 25-219 of the Subdivision Ordinance.

A motion was made by Commissioner White, seconded by Commissioner Robertson, that this item be continued to the March 18, 2025 meeting of the Planning Commission. The motion passed unanimously.

4. 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 Joy-Hogg, seconded by Commissioner RObertson, that this item be continued to the April 1, 2025 meeting of the Planning Commission. The motion passed 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 Robertson, seconded by Commissioner White, that the consent agenda be adopted. 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 Sabrina Joy-Hogg, * Commissioner Victor McKenzie Jr. and * Commissioner Elizabeth Hancock Greenfield

5. UDC 2025-06 - FINAL - Reid Elementary Bus Loop - Location, Character, Extent review for the expansion of the existing bus loop at Reid Elementary School.

This item was forwarded to the Urban Design Committee for review at the March 13, 2025 meeting.

6. UDC 2025-07 - CONCEPTUAL - Location, Character, and Extent review for proposed Woodville Elementary School project

This item was forwarded to the Urban Design Committee for review at the March 13, 2025 meeting.

7. Location review of a proposed temporary construction easement and a permanent public access easement on the property of Country Club of Virginia, 6000 St. Andrews Lane .

This item was approved.

Regular Agenda

8. Annual Presentation on Richmond 300 Master Plan

Marianne Pitts, Senior Deputy Director, gave an annual progress report on the City's Richmond 300 Master Plan.

Ms. Pitts discussed community engagement efforts happening, updated the City Planning Commission on the metrics, and gave an overview of what the team is focusing on.

During the presentation, Commissioner Robertson asked Ms. Pitts for more information about the community involvement with the Gilpin neighborhood.

Ms. Pitts offered to bring additional information specifically on Gilpin and the overall plan for the Jackson Ward neighborhood to the City Planning Commission at a later date.

During discussion about expanding housing opportunities, Commissioner Robertson and Vice Chair Greenfield spoke about the importance of investing in housing development and housing sustainability.

Chair Poole suggested looking at the sections of the City's Capital Improvement Plan that covers funding for housing opportunities.

Commissioner Robertson expressed concerns about how changes in the federal government will impact Richmond residents.

Ms. Pitts clarified that the housing department is looking closely at the metrics that have been collected.

Commissioner Knight and Ms. Pitts discussed funding.

Ms. Pitts gave additional updates on other key "Big Moves" of the City's Richmond 300 Master Plan.

Ms. Pitts and the City Planning Commission discussed how the Master Plan will be updated, action items the Commission is looking for and the timeline for updates.

Director Vonck went through the projected timeline for the Code Refresh process and other updates.

Chair Poole opened a public hearing.

Preston Lloyd, resident of the 5th District and former member of the advisory committee for the Richmond 300 planning process, discussed the difficulty of developing affordable and equitable housing in Richmond. Mr. Lloyd explained that the City needs to invest in infrastructure that supports additional density and amend the Master Plan, specifically the future land use categories, to further support that density.

Commissioner Pinnock, questioned how zoning can be used to support the increase in density.

Ms. Lloyd explained the tangible regulatory impact of zoning. Mr. Lloyd also expressed that the Master Plan can be more aspirational than zoning.

Chair Poole expressed the importance of revisiting the Master Plan.

Upcoming Items

Alyson Oliver, Planning Commission Secretary, gave an overview of items adopted at the February 24, 2025 City Council meeting as well as items to be considered at the next Planning Commission meeting.

Adjournment

Mr. Poole adjourned the meeting at 7:03 pm.