



City of Richmond

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Meeting Minutes - Draft Planning Commission

Tuesday, May 20, 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

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

Roll Call

Commissioner Rowe requested to participate in the meeting virtually from a work conference in Roanoke, Virginia, per Section 11 of the Commission's Rules of Procedures.

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

-- 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 Elizabeth Hancock Greenfield, and * Commissioner Victor Mckenzie Jr.

Chair's Comments

Approval of Minutes

None.

Director's Report

Consideration of Continuances and Deletions from Agenda

1. [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)

Attachments: [Ord. No. 2025-014 - Withdrawn 20260206](#)
[Staff Report](#)
[Public Comment](#)
[Public Comment - GPRA](#)

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

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

Attachments: [Staff Report](#)

A motion was made by Commissioner White, seconded by Commissioner Knight, that this item be continued to the June 17, 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 Pinnock, that the consent agenda be adopted with the staff recommendations in the staff report. 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

3. [ORD. 2025-086](#) To declare a public necessity for and to authorize the acquisition of the parcels of real property owned by West Commerce Properties LLC located at 2210 Concord Avenue and 2202 Concord Avenue in the city of Richmond for the purpose of facilitating the development of affordable housing. (8th District)

Attachments: [Ord. No. 2025-086](#)
[Staff Report](#)

This item was recommended for approval.

4. [ORD. 2025-087](#) To (i) declare surplus and direct the conveyance of the City-owned real estate known as 2100 Rear Bellemeade Road, consisting of 1.245± acres, and a portion of the City-owned real estate known as 2101 Commerce Road, consisting of 0.490± acres, for nominal consideration to 2107 West Commerce LLC and (ii) retain certain storm water drainage easements for the purpose of facilitating the development of affordable housing. (8th District)

Attachments: [Ord. No. 2025-087](#)
[Staff Report](#)

This item was recommended for approval.

5. [ORD. 2025-090](#) To authorize the special use of the property known as 2000 North 29th Street for the purpose of a private school, upon certain terms and conditions. (7th District)

Attachments: [Ord. No. 2025-090](#)
[Staff Report](#)

This item was recommended for approval.

6. [ORD. 2025-091](#) To authorize the special use of the property known as 814 North 32nd Street for the purpose of up to three single-family attached dwellings, upon certain terms and conditions. (7th District)

Attachments: [Ord. No. 2025-091](#)
[Staff Report](#)

This item was recommended for approval.

7. [ORD. 2025-093](#) To authorize the special use of the property known as 2003 West Grace Street for the purpose of a single-family detached dwelling and an accessory dwelling unit, upon certain terms and conditions. (2nd District)

Attachments: [Ord. No. 2025-093](#)
[Staff Report](#)

This item was recommended for approval.

8. [ORD. 2025-095](#) To authorize the special use of the property known as 14 South Lombardy Street for the purpose of a multifamily dwelling, upon certain terms and conditions. (5th District)

Attachments: [Ord. No. 2025-095](#)
[Staff Report](#)
[Public Comments_Council](#)

This item was recommended for approval.

9. [ORD. 2025-096](#) To authorize the special use of the properties known as 2916 Semmes Avenue and 2918 Semmes Avenue for the purpose of one single-family detached dwelling and one two-family detached dwelling, upon certain terms and conditions. (5th District)

Attachments: [Ord. No. 2025-096](#)
[Staff Report](#)

This item was recommended for approval.

10. [UDC 2025-11](#) UDC 2025-11 - CONCEPTUAL - Location, Character, and Extent review for Mayo Island Park.

Attachments: [UDC 2025-11 App](#)
[UDC 2025-11 Narrative](#)
[UDC 2025-11 Proposal](#)
[UDC 2025-11 - Mayo Island - Staff Report - Final](#)
[UDC 2025-11 - Public Comment - C. Pool - Memo Style](#)
[UDC 2025-11 - UDC report to CPC \(002\)](#)

This item was approved.

11. [UDC 2025-12](#) UDC 2025-12 - CONCEPTUAL - Location, Character, and Extent review for Greening Richmond Public Libraries - Hull Street Branch

Attachments: [Greening Hull Street public library UDC conceptual application 4.17.25](#)
[UDC 2025-12 - Greening RVA - Staff Report - Final](#)
[UDC 2025-12 - UDC report to CPC](#)

This item was approved.

12. [UDC 2025-13](#) UDC 2025-13 - CONCEPTUAL - Location, Character, and Extent review for Greening Richmond Public Schools - Belmont Branch.

Attachments: [UDC 2025-13 Application Packet](#)
[UDC 2025-13 - Greening RVA - Staff Report - Final](#)
[UDC 2025-13 - UDC report to CPC](#)

This item was approved.

13. [UDC 2025-15](#) UDC 2025-15 - FINAL - Location, Character, and Extent review for the Brown's Island Improvement Plan.

Attachments: [BIP 100%-Design-Development 2025-04-18](#)
[UDC 2025-15 - Final - Browns Island Plans - Submission](#)
[UDC Application - Browns Island Plan](#)
[UDC 2025-15 - Brown's Island - Staff Report - Final](#)
[UDC 2025-15 - Public Comment - C. Pool - Memo Style](#)
[UDC 2025-15 - UDC report to CPC](#)

This item was approved.

Regular Agenda

14. [PDRPRES 2025.013](#) DPW Lighter, Quicker, Cheaper Bus Platform Update

Attachments: [Presentation](#)

This item was presented.

15. [CPCR.2025.008](#) Resolution of the City Planning Commission to Adopt the Cultural Heritage Stewardship Plan

- Attachments:** [Resolution as Amended November 18, 2025](#)
[CHSP Edits - CPC 11-18-2025](#)
[Cultural Heritage Stewardship Plan - October 2025](#)
[Cultural Heritage Stewardship Plan - May 2025](#)
[Public Comment](#)
[Presentation](#)

Kim Chen and Paige Pollard presented this item.

Following the motion to defer, Commissioner Pinnock opened the discussion by expressing his support for the Cultural Heritage Stewardship Plan.

Ms. Rowe and Chair Poole discussed the order of business of the meeting, with Chair Poole ultimately clarifying the steps following a motion to defer.

Commissioner Greenfield expressed that she felt her previously noted concerns about the plan were not addressed.

Chair Poole expressed his support for a motion to defer.

Ahead of the vote on the motion to defer, Commissioner Pinnock requested that Chair Poole consider appointing a subcommittee to work through the Commission’s concerns. This request led to Commissioner Robertson amending her motion to include the appointment of a subcommittee.

A motion was made by Commissioner Robertson, seconded by Commissioner Pinnock, that this resolution be deferred and that the Chair appoint a subcommittee of three members to work with City staff to address the Commissions concerns. 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 Elizabeth Hancock Greenfield and * Commissioner Victor Mckenzie Jr.

Upcoming Items

Adjournment

Mr. Poole adjourned the meeting at 8:53 pm.