



City of Richmond

City Hall
Richmond VA, 23219
(p) 804.646.6304
(f) 804.646.5789

Agenda

Planning Commission

Tuesday, March 18, 2025

6:00 PM

5th Floor Conference Room

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

This meeting will be held in-person in the 5th Floor Conference Room of City Hall at 900 East Broad Street in Richmond, Virginia 23219. While all Planning Commissioners and staff will attend the meeting in-person, citizens may participate in the meeting virtually.

Special Guidelines for Public Access and Citizen Participation:

To access or participate, or both, in this Planning Commission meeting you have several options outlined in the following document:

[PDRPRES
2025.001](#)

CPC Public Access Participation Instructions - 2025

Attachments:

[Public Access and Participation Instructions](#)

Citizens may elect to provide their comments in writing to PDRLandUseAdmin@rva.gov in lieu of speaking through audio or video means during the meeting. All written comments received via email prior to 12:00 p.m. on the day of the meeting were provided to all members of the Planning Commission prior to the beginning of the meeting and will be included in the record of the meeting.

Call To Order

Roll Call

Chair's Comments

Approval of Minutes

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](#)
[Staff Report](#)
[Public Comment](#)
[Public Comment - GPRA](#)

Request to continue to the April 15, 2025 meeting of the Planning Commission.
2. [SUBD
2025.003](#) Subdivision Exception for 3618 Hawthorne Avenue, per Sec. 25-219 of the Subdivision Ordinance.

Attachments: [Staff Report](#)

Request to continue to the April 15, 2025 meeting of the Planning Commission.

This is a companion paper to ORD.2025-014

Consent Agenda

The Consent Agenda items will be considered by the Commission as a group, and there will be a single combined staff presentation and a single combined public hearing held for all items listed on the Consent Agenda.

3. [ORD.
2025-034](#) To authorize the special use of the property known as 1007 North 33rd Street for the purpose of up to one single-family detached dwelling and one two-family detached dwelling, upon certain terms and conditions. (7th District)

Attachments: [Ord. No. 2025-034](#)
[Staff Report](#)
4. [ORD.
2025-036](#) To authorize the special use of the property known as 3513 East Clay Street for the purpose of one two-family detached dwelling, upon certain terms and conditions. (7th District)

Attachments: [Ord. No. 2025-036](#)
[Staff Report](#)
5. [ORD.
2025-037](#) To authorize the special use of the property known as 2205 Gordon Avenue for the purpose of one two-family detached dwelling and one single-family detached dwelling, upon certain terms and conditions. (8th District)

Attachments: [Ord. No. 2025-037](#)
[Staff Report](#)
[Public Comment - Oak Grove Neighborhood Association - Support](#)

6. [ORD.
2025-038](#) To authorize the special use of the property known as 1201 Haxall Point for the purpose of recreation and entertainment uses located outside of a completely enclosed building, upon certain terms and conditions. (6th District)
- Attachments:** [Ord. No. 2025-038](#)
[Staff Report](#)
[Public Comment](#)
7. [ORD.
2025-039](#) To authorize the special use of the property known as 4002 Hermitage Road for the purpose of one single-family detached dwelling and a lodging unit within an accessory structure, upon certain terms and conditions. (3rd District)
- Attachments:** [Ord. No. 2025-039](#)
[Staff Report](#)
[Public Comment - Hermitage Road Historic District Association - Support](#)
8. [ORD.
2025-040](#) To authorize the special use of the properties known as 2004 Newbourne Street and 2006 Newbourne Street for the purpose of up to four single-family attached dwellings, upon certain terms and conditions. (7th District)
- Attachments:** [Ord. No. 2025-040](#)
[Staff Report](#)

Regular Agenda

9. [ORD.
2025-035](#) To authorize the special use of the property known as 3000 Q Street for the purpose of a multifamily dwelling containing up to three dwelling units, upon certain terms and conditions. (7th District)
- Attachments:** [Ord. No. 2025-035](#)
[Staff Report](#)
[Public Comment](#)
[Public Comments Council](#)
10. [PDRPRES
2025.006](#) Presentation on CPR.2024.021: Resolution of the City of Richmond Planning Commission to declare an intent to amend zoning regulations set forth in Chapter 30 of the Richmond City Code regarding tobacco, nicotine, and hemp product retail sale locations.

Council Action Update and Upcoming Items

Adjournment