



City of Richmond

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Meeting Minutes - Draft Planning Commission

Tuesday, May 19, 2026

6:00 PM

5th Floor Conference Room

To access the meeting via Microsoft Teams: <https://go.rva.gov/CPC2026>

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

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

Call To Order

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

Roll Call

-- Present 8 - *Commissioner Burchell Pinnock, * Commissioner Brian White, * Commissioner Ellen Robertson, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Victor Mckenzie Jr., * Commissioner Rebecca Rowe, * Commissioner Dakia Knight, and * Alternate Sharon Ebert

-- Absent 1 - * Commissioner Rodney Poole

Chair's Comments

Approval of Minutes

1. [PDRMIN
2025.039](#) City Planning Commission Minutes - October 7, 2025

A motion was made by Commissioner Knight, seconded by Commissioner Robertson, that the October 7, 2025 minutes be adopted. The motion carried unanimously.

2. [PDRMIN
2026.009](#) City Planning Commission Minutes - May 5, 2026

A motion was made by Commissioner White, seconded by Commissioner Rowe, that the May 5, 2026 minutes be adopted. The motion carried unanimously.

Director's Report

Consideration of Continuances and Deletions from Agenda

Consent Agenda

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

There were two speakers during the public comment period for ORD. 2026-109 (item 11). Following public comment for this item, a motion was made by Commissioner White, seconded by Commissioner Rowe, that the item be moved to the Regular Agenda. A roll call vote was taken and the motion carried unanimously.

There were no other speakers during the public comment period.

A motion was made by Commissioner White, seconded by Commissioner Robertson, that the Consent Agenda be adopted. The motion carried unanimously.

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

- 3. [ORD. 2026-099](#) To authorize the special use of the property known as 310 North 25th Street for the purpose of up to one two-family attached dwelling and two dwelling units within an accessory structure, upon certain terms and conditions. (7th District)

This item was recommended for approval to the City Council.

- 4. [ORD. 2026-100](#) To authorize the special use of the property known as 908 North 30th Street for the purpose of up to six single-family attached dwellings, upon certain terms and conditions. (7th District)

This item was recommended for approval to the City Council.

- 5. [ORD. 2026-101](#) To authorize the special use of the property known as 4201 Corbin Street for the purpose of a day nursery for up to 12 children within an accessory structure, upon certain terms and conditions. (3rd District)

This item was recommended for approval to the City Council.

- 6. [ORD. 2026-103](#) To authorize the special use of the property known as 3300 Delano Street for the purpose of up to two single-family detached dwellings, upon certain terms and conditions. (8th District)

This item was recommended for approval to the City Council.

7. [ORD. 2026-107](#) To amend and reordain Ord. No. 2017-073, adopted Apr. 10, 2017, which authorized the special use of the property known as 1117 West Franklin Street for the purpose of an expansion of an existing institutional use, upon certain terms and conditions, to authorize a reduction in size of an existing institutional use. (2nd District)
This item was recommended for approval to the City Council.

8. [ORD. 2026-104](#) To authorize the special use of a portion of the property known as 1117 West Franklin Street for the purpose of up to two single-family detached dwellings and two dwelling units within an accessory structure, upon certain terms and conditions. (2nd District)
This item was recommended for approval to the City Council.

9. [ORD. 2026-105](#) To authorize the special use of the property known as 2208 Y Street for the purpose of no more than two single-family attached dwellings, upon certain terms and conditions. (7th District)
This item was recommended for approval to the City Council.

10. [ORD. 2026-108](#) To amend and reordain Ord. No. 2024-259, adopted Nov. 12, 2024, which authorized the special use of the property known as 1301 North 27th Street for the purpose of up to one single-family detached dwelling and one single-family attached dwelling, upon certain terms and conditions, to include 2720 S Street and to modify the Plans and certain terms and conditions. (7th District)
This item was recommended for approval to the City Council.

12. [ORD. 2026-112](#) To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to accept funds in the amount of \$2,002,659.00 from the Virginia Department of Environmental Quality and 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 Utilities' Stormwater Facilities Improvements project in the Utilities category by \$2,002,659.00 for the purpose of funding the Broad Rock Creek Stream Restoration project.
This item was recommended for approval to the City Council.

13. [UDC 2026-06](#) CONCEPT Location, Character, and Extent review of a new riverside park, located at 3021 Dock Street.
This item was approved.

Regular Agenda

14. [ORD.
2026-102](#)

To authorize the special use of the property known as 3415 Crenshaw Mews Alley for the purpose of up to thirteen attached garages, upon certain terms and conditions, and to repeal Ord. No. 2021-325, adopted Dec. 13, 2021, and all amendatory ordinances thereto. (1st District)

Jonathan Brown, Principal Planner, provided an overview of this request. Syd Shoaf, on behalf of the applicant, provided additional details about the proposal.

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

Following the motion to approve, Vice Chair Greenfield called for discussion.

Commissioner White expressed support for the requested use.

Commissioner Rowe disagreed that the proposed siding material was in keeping with the neighborhood.

There was no further discussion.

A motion was made by Commissioner White, seconded by Commissioner Knight, that this item be recommended for approval to the City Council. The motion carried unanimously.

11. [ORD.
2026-109](#)

To close, to public use and travel, a portion of public right-of-way located south of Brookland Park Boulevard and east of Robin Hood Road, consisting of approximately 11,105± square feet upon certain terms and conditions.

Director Vonck presented this item. M.S. Khara with the Department of Public Works and Lory Markham on behalf of the Waldolf School, offered further details on the request.

Vice Chair Greenfield opened the public comment period.

The following people offered commentary on this item, each expressing support for the proposed closure, but noting concerns about the future use of the property:

Chris Banks
Laura Stevens
Robert Hood
John Gas
Tara Fitzpatrick

Following the motion to approve, Vice Chair Greenfield called for discussion.

Alternate Ebert asked for clarification on what the ordinance is specifically authorizing.

M.S. Khara clarified that the ordinance would authorize the closure of the right-of-way and the disposition of the property, but not site improvements. Proposed site improvements would still need to go through any relevant approval process.

Commissioner Rowe expressed a lack of confidence in what is being authorized by the ordinance and what may be permitted at a future time.

There was no further discussion.

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

Aye -- * Commissioner Burchell Pinnock, * Commissioner Brian White, * Commissioner Dakia Knight, * Commissioner Ellen Robertson, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Victor Mckenzie Jr., and * Alternate Sharon Ebert

Nay -- * Commissioner Rebecca Rowe

15. [ORD. 2026-106](#) To authorize a Mosby Court South Redevelopment preliminary community unit plan permitting the development of a residential community of up to 600,000 square feet and no more than 500 dwelling units and up to 25,000 square feet of ground floor commercial area on approximately 12.84 acres of land located at 1804 P Street and 1930 P Street, upon certain terms and conditions, and to repeal Ord. No. 1961-164-144, and all amendatory ordinances thereto. (7th District) (As Amended)

Shaianna Trump, Planner, provided an overview of this request. Steven Nesmith and Sherrill Hampton, with the Richmond Redevelopment Housing Authority, presented further details.

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

Ahead of the motion, the Commission discussed amending the paper to restrict vinyl as a building material and the impact that could have on federal funding and overall affordability. Ultimately, the decision was to include the amendment.

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

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

1. Remove vinyl as a permitted building material in the ordinance text.
2. Add that the permitted total residential floor area is up to 600,000 square feet in the ordinance text.

The motion carried unanimously.

16. [PDRPRES 2026.008](#) Richmond 300: Richmond Connects

This item was presented.

Council Action Update and Upcoming Items

Shaianna Trump, Secretary, provided an overview of items considered and introduced at the May 11, 2026 City Council meeting and other upcoming items.

Adjournment

Vice Chair Greenfield adjourned the meeting at 8:13 p.m.