City of Richmond

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Meeting Minutes - Draft
Planning Commission

Tuesday, March 3, 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.

Call To Order

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

Roll Call

Commissioner Knight requested to participate in the meeting virtually from her lodging accommodations in Arizona due to traveling for work per Section 11 of the City Planning Commission's Rules of Procedures.

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

-- Present 6 - * Commissioner Dakia K. Knight, * Commissioner Rodney Poole, * Commissioner Ellen Robertson, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Rebecca Rowe, and * Alternate Sharon Ebert

-- Absent 3 - * Commissioner Burchell Pinnock, * Commissioner Brian White, and * Commissioner Victor Mckenzie Jr.

Chair's Comments

Approval of Minutes

1. Planning Commission Minutes - February 17, 2026

Attachments: DRAFT City Planning Commission Minutes - February 17, 2026

A motion was made by Commissioner Rowe, seconded by Commissioner Greenfield, that theFebruary 17, 2026 minutes be adopted. The motion carried unanimously.

Aye -- 6 - * Commissioner Dakia K. Knight, * Commissioner Rodney Poole, * Commissioner Ellen Robertson, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Rebecca Rowe and * Alternate Sharon Ebert

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 no speakers during the public comment period.

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

2. RESOLUTION OF THE RICHMOND CITY PLANNING COMMISSION APPROVING A FINAL COMMUNITY UNIT PLAN AMENDMENT FOR STONY POINT SHOPPING CENTER, TO AUTHORIZE THE CONSTRUCTION OF A SECOND DRIVE-THRU LANE LOCATED AT 9006 WEST HUGUENOT ROAD, WITHIN MAP PARCEL A OF THE SOUTHERN PORTION OF THE STONY POINT COMMUNITY UNIT PLAN.

Attachments: Staff Report

This item was approved.

3. To amend and reordain Ord. No. 1994-219-209, adopted Oct. 10, 1994, which authorized the special use of the property known as 2107-2117 West Cary Street, for the purpose of the construction of a twelve-unit multi-family dwelling and six single-family attached dwellings, upon certain terms and conditions, to modify the terms and conditions. (5th District)

Attachments: Ord. No. 2026-042 - Amended 20260310

Staff Report

This ordinance was recommended for approval to the City Council.

1. Amend the ordinance to revise all references to "2107–2117 West Cary Street" to read "2107–2119 West Cary Street."

4. To amend and reordain Ord. No. 2024-116, adopted May 13, 2024, which authorized the special use of the property known as 1515 Chamberlayne Parkway for the purpose of a mixed-use building containing up to 91 dwelling units, upon certain terms and conditions, to modify the plans and the terms and conditions. (3rd District)

Attachments: Ord. No. 2026-043

Staff Report

Public Comment

This ordinance was recommended for approval to the City Council.

5. To rezone the property known as 1240 Ingram Avenue from the M-1 Light Industrial District to the TOD-1 Transit-Oriented Nodal District. (6th District)

Attachments: Ord. No. 2026-044

CPCR.2025.017

Staff Report

This ordinance was recommended for approval to the City Council.

Regular Agenda

6. To authorize the special use of the properties known as 6320 Daytona Drive, 6330 Daytona Drive, and 6340 Daytona Drive for the purpose of up to eight single-family detached dwellings, upon certain terms and conditions. (9th District)

Attachments: Ord. No. 2025-258 - Amended 20260310

Staff Report

Proposed Amended Site Plan

Public Comment

Jonathan Brown, Principal Planner, gave an overview of this item. Following Mr. Brown's presentation, Alessandro Ragazzi with Baker Development Resources, on behalf of the applicant, provided further details regarding the proposal.

There were no speakers during the public comment period.

There was no discussion following the motion to recommend approval.

This ordinance was recommended for approval to the City Council with the following amendments:

1. Update all references in the ordinance to the special use from "eight single-family detached dwellings" to "five single-family detached dwellings".
2. Replace the document titled, "Sketch Showing the Proposed Improvements on a Re-Division Lots 2, 3 & 4, 'Daytona Dell' in the City of Richmond, VA", dated July 30, 2024, and last revised August 27, 2025 with the proposed new site plan titled "Sketch Showing the Proposed Improvements on a Re-Division Lots 2, 3 & 4, 'Daytona Dell' in the City of Richmond, VA", dated July 30, 2024, and last revised February 23, 2026.
3. Revise Section 2(a) to change the revision date for the plans titled, "Sketch Showing the Proposed Improvements on a Re-Division Lots 2, 3 & 4, 'Daytona Dell' in the City of Richmond, VA" from August 27, 2025 to February 23, 2026.
4. Revise Section 3(d) to read "No fewer than five off-street parking spaces shall be provided for the Special Use, substantially as shown on the Plans."
5. Revise Section 3(f) to read "Prior to the issuance of any building permit for the Special Use, the establishment of up to five residential lots, and accompanying conveyance to the City of a permanent nine-foot-wide public easement, substantially as shown on the Plans, shall be accomplished by obtaining the necessary approvals from the City and recording the appropriate plats and deeds among the land records of the Clerk of the Circuit Court of the City of Richmond."

Council Action Update and Upcoming Items

Shaianna Trump, Secretary, provided an overview of items considered and introduced at the February 23, 2026 City Council meeting and other upcoming items.

Adjournment

Chair Poole adjourned the meeting at 6:21 p.m.