



City of Richmond

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Meeting Minutes - Draft Planning Commission

Tuesday, August 19, 2025

6:00 PM

5th Floor Conference Room

To access the meeting via Microsoft Teams: <https://go.rva.gov/CPC2025>

Call To Order

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

Roll Call

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

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)

A motion was made by Commissioner White, seconded by Commissioner Greenfield, that this item be continued to October 7, 2025. The motion passed unanimously.
2. [ORD. 2025-174](#) To authorize the conditional use of the property known as 16 East Marshall Street for the purpose of a nightclub, upon certain terms and conditions. (As Amended) (2nd District)

A motion was made by Commissioner White, seconded by Commissioner Greenfield, that this item be continued to October 7, 2025. 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.

During the public comment period, one person spoke on ORD. 2025-182 (Item 14).

A motion was made by Commissioner White, seconded by Commissioner Greenfield, that the consent agenda be adopted, as presented. The motion passed unanimously.

Aye -- 8 - * Commissioner Burchell Pinnock, * Commissioner Dakia K. Knight, * Commissioner Rodney Poole, * Commissioner Brian White, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Victor Mckenzie Jr., * Commissioner Odie Donald and * Commissioner Rebecca Rowe

- 3. [ORD. 2025-167](#) To authorize the special use of the properties known as 212 North 20th Street, 214 North 20th Street, 216 North 20th Street, and 218 North 20th 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.

- 4. [ORD. 2025-168](#) To authorize the special use of the property known as 817 North 22nd Street for the purpose of two single-family attached dwellings, upon certain terms and conditions. (7th District)

This item was recommended for approval.

- 5. [ORD. 2025-170](#) To authorize the special use of the property known as 1813 ½ North 28th Street for the purpose of one two-family detached dwelling and one dwelling unit within an accessory structure, upon certain terms and conditions. (7th District)

This item was recommended for approval.

- 6. [ORD. 2025-171](#) To authorize the special use of the property known as 1612 North 31st Street for the purpose of up to two two-family detached dwellings and up to two accessory dwelling units, upon certain terms and conditions. (7th District)

This item was recommended for approval.

- 7. [ORD. 2025-173](#) To authorize the special use of the property known as 2201 North Lombardy Street for the purpose of a mixed-use building, upon certain terms and conditions. (3rd District)

This item was recommended for approval.

8. [ORD.](#)
[2025-175](#) To authorize the special use of the property known as 210 West Marshall Street for the purpose of a restaurant, upon certain terms and conditions. (2nd District)

This item was recommended for approval.
9. [ORD.](#)
[2025-177](#) To authorize the special use of the property known as 2510 Porter Street for the purpose of one two-family detached dwelling, upon certain terms and conditions. (5th District)

This item was recommended for approval.
10. [ORD.](#)
[2025-178](#) To authorize the special use of the property known as 400 North Robinson Street for the purpose of a three-story mixed-use building, upon certain terms and conditions. (2nd District)

This item was recommended for approval.
11. [ORD.](#)
[2025-179](#) To authorize the special use of the property known as 1400 School Road for the purpose of student housing, containing up to three stories and up to four student housing units, that will individually house more than three unrelated persons, upon certain terms and conditions. (3rd District)

This item was recommended for approval.
12. [ORD.](#)
[2025-180](#) To declare surplus and direct the conveyance of City-owned real estate known as 8790 Strath Road in Henrico County, consisting of 0.899± acres, for \$6,500.00 to Jonathan McQuinn and Delores McQuinn for private use.

This item was recommended for approval.
13. [ORD.](#)
[2025-181](#) To direct the conveyance of the City-owned real estate located at 3410 Belmont Road, consisting of 0.341± acres, and 3420 Belmont Road, consisting of 0.514± acres, for \$187,000.00 to Belmont Investments LLC, for the purpose of facilitating the construction of a mixed-use development project. (8th District)

This item was recommended for approval.

- 14. [ORD. 2025-182](#) To direct the sale of the City-owned real estate located at 1900 Greenwood Avenue, consisting of 0.1377± acres, 1902 Greenwood Avenue, consisting of 0.0689± acres, 1904 Greenwood Avenue, consisting of 0.1377± acres, 1908 Greenwood Avenue, consisting of 0.0689± acres, 1910 Greenwood Avenue, consisting of 0.0689± acres, 1914 Greenwood Avenue, consisting of 0.1377± acres, 2000 Greenwood Avenue, consisting of 0.4550± acres, 2013 Greenwood Avenue, consisting of 0.1377± acres, 2001 Joshua Street, consisting of 0.2940± acres, 2015 Joshua Street, consisting of 0.1610± acres, and 2001 Fendall Avenue, consisting of 0.4920± acres to Richmond Metropolitan Habitat for Humanity, Inc. for \$100,000.00 for the purpose of facilitating the construction of affordable housing. (3rd District)

This item was recommended for approval.

- 15. [UDC 2025-25](#) UDC 2025-25 - FINAL - Location, Character, and Extent review of the proposed plans for the grounds of Amelia Street School located at 1821 Amelia Street.

This item was approved.

- 16. [UDC 2025-26](#) UDC 2025-26 FINAL Location, Character, and Extent review of the Mayo Island Park project located at 501 S 14th St.

This item was approved.

Regular Agenda

17. [ORD.
2025-150](#)

To authorize the special use of the property known as 3923 Grove Avenue for the purpose of [a] five single-family detached [dwelling] dwellings and [16] six single-family attached dwellings, upon certain terms and conditions. (As Amended) (1st District)

Jonathan Brown, Planner, gave an overview of this request. Greg Shorn, on behalf of the applicant, provided further details about the request.

During the public comment period the following people spoke in favor of this request:

Jeff Donahue
Mary-Ann Donahue
Ellie B

The following people spoke in opposition to this request:

Warner Campbell
William Ellis
Amy Bender
Holly Fairlamb
Mark Saunders
Ann Toll
Gwen Cunningham
Carmen Hamlin
Dr. P. Anthony Beekman
Bo Fairlamb
Charlie Menges on behalf of the Westhampton Citizens Association
Susan Hankins
Maddie Lewis

Following the motion to approve, Chair Poole opened the discussion.

Commissioner White expressed support for the project, noting that the density was appropriate based on the surrounding area.

Commissioner Greenfield echoed the supportive comments and added that housing is needed in every area of the City.

Commissioner Pinnock proposed an amendment to the motion to include a request that the applicant attempt to maintain the large tree on the property. Both Commissioner White and Commissioner Greenfield supported the proposal.

Commissioner Pinnock went on to address the concerns raised about higher property values, noting that the proposed home values would be comparable to existing property along Grove Avenue.

Chair Poole rebutted that the homes along Sterling Street are more conservative in size and likely have a lower value. Commissioner Pinnock recognized the Chair's comment and clarified that his comments were less specific and based on the median home value in the area.

Chair Poole expressed concern about the project, noting his contemplation about if the criteria outlined in the City Charter relative to the granting of special use permits were being met.

Director Vonck and Chair Poole discussed the impact the project would have on traffic.

Commissioner Rowe addressed concerns about the increase in density and the impact on affordability, noting that this type of request was not specific to the neighborhood and that the city as a whole is being impacted by development. While Commissioner Rowe shared support for the proposal overall, she noted that the architecture could be improved.

There was no further discussion.

A motion was made by Commissioner White, seconded by Commissioner Greenfield, that this item be recommended for approval with amended plans presented at the meeting. The motion carried unanimously.

18. [ORD.
2025-166](#)

To amend and reordain Ord. No. 2014-226-207, adopted Nov. 10, 2014, as previously amended by Ord. No. 2017-187, adopted Oct. 9, 2017, which authorized the special use of the property known as 707 East Main Street for the purpose of the installation of one new roof sign, to authorize residential uses, upon certain terms and conditions. (6th District)

David Watson, Planner, provided an overview of this request. Caroline Browder provided further details about the request.

There were no speakers during the public comment period.

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

A motion was made by Commissioner Greenfield, seconded by Commissioner Donald, that this item be recommended for approval. The motion carried unanimously.

19. [ORD.
2025-169](#)

To authorize the special use of the property known as 1010 North 21st Street for the purpose of a single-family detached dwelling and up to two two-family detached dwellings, upon certain terms and conditions. (7th District)

David Watson, Planner, provided an overview of this request. William Gillette, with Baker Development Resources, provided further details about the request.

During the public comment period the following people spoke in opposition to this request:

Albert Key

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

A motion was made by Commissioner Knight, seconded by Commissioner Greenfield, that this item be recommended for approval. The motion carried unanimously.

20. [ORD. 2025-172](#) To authorize the special use of the properties known as 1711 Georgia Avenue and 1715 Georgia Avenue for the purpose of up to four single-family detached dwellings, upon certain terms and conditions. (5th District)

David Watson, Planner, provided an overview of this request. William Gillette, with Baker Development Resources, provided further details about the request.

During the public comment period the following people spoke in opposition to this request:

Leslie Rubio

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

A motion was made by Commissioner White, seconded by Commissioner Greenfield, that this item be recommended for approval. The motion carried unanimously.

21. [ORD. 2025-176](#) To authorize the special use of the property known as 3607 Moss Side Avenue for the purpose of a single-family detached dwelling with a driveway within the front yard, upon certain terms and conditions. (3rd District)

Madison Wilson, Planner, provided an overview of this request. Liz Arline and Brett Shaeffer, the applicants, provided further details about the request.

During the public comment period the following people spoke in support of this request: Randy Ash

Following the motion to approve, Chair Poole opened the discussion.

Commissioner Greenfield and Chair Poole both expressed general understanding for the applicant's request, but noted that it was inconsistent with city objectives in regard to driveways.

Commissioner White and Commissioner Rowe noted support for the request.

Chair Poole, Commissioner Donald, and Director Vonck discussed staff's recommendation of denial.

There was no further discussion.

A motion was made by Commissioner McKenzie, seconded by Commissioner Rowe, that this item be recommended for approval. The motion carried by the following vote:

Aye -- * Commissioner Dakia K. Knight, *Commissioner Rodney Poole, * Commissioner Ellen Robertson, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Victor Mckenzie Jr., *Commissioner Rebecca Rowe and *Commissioner Odie Donald

No -- *Commissioner Rodney Poole, *Commissioner Elizabeth Hancock Greenfield

Council Action Update and Upcoming Items

Adjournment

Chair Poole adjourned the meeting at 9:36 pm.