



City of Richmond

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Meeting Minutes - Draft Planning Commission

Tuesday, August 4, 2026

6:00 PM

5th Floor Conference Room

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 Pinnock requested to participate in the meeting virtually from his lodging accommodations in the state of New Hampshire for a personal matter per Section 11 of the City Planning Commission's Rules of Procedures. A motion was made by Commissioner Knight, seconded by Commissioner Robertson to allow Commissioner Pinnock's virtual participation. The motion carried unanimously.

Commissioner Robertson and Commissioner McKenzie joined the meeting following the Approval of Minutes.

-- Present 9 - * Commissioner Burchell Pinnock, * Commissioner Rodney Poole, * 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

Chair's Comments

Approval of Minutes

1. [PDRMIN 2026.014](#) City Planning Commission Minutes - July 21, 2026

A motion was made by Commissioner White, seconded by Commissioner Knight, that the July 21, 2026 minutes be adopted. The motion carried unanimously.

Director's Report

Consideration of Continuances and Deletions from Agenda

2. [ORD. 2026-093](#) To authorize the special use of the property known as 3317 Rear Monument Avenue for the purpose of up to four single-family attached dwellings, upon certain terms and conditions. (1st District)

A motion was made Commissioner Knight, seconded by Commissioner Robertson, that this item be continued to September 1, 2026. The motion carried unanimously.

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 White, that the Consent Agenda be adopted. The motion carried unanimously.

3. [UDC 2026-10](#) FINAL Location, Character, and Extent review of proposed street, sidewalk, and stormwater improvements to a section of Hey Road, between Hull Street and Walmsley Blvd.

This item was referred to the August 13, 2026 Urban Design Committee meeting.
4. [UDC 2026-11](#) FINAL Location, Character, and Extent review for a proposed shared use path from Terminal Place, across Leigh Street, and terminating at Arthur Ashe Boulevard.

This item was referred to the August 13, 2026 Urban Design Committee meeting.
5. [UDC 2026-12](#) FINAL Location, Character, and Extent review of a proposed stormwater sediment catchment pond in Bryan Park, located nearest the existing "Azalea Pond."

This item was referred to the August 13, 2026 Urban Design Committee meeting.

Regular Agenda

6. [UDC 2026-07](#) Location, Character, and Extent review of proposed street and transportation infrastructure improvements in Shockoe Valley, including Oliver Hill Way, North 18th Street, Venable Street, Mosby Street, and Leigh Street.

The following people spoke during the public comment period:

Julie Trent

Brandon Tenold

Draymond Miller on behalf of Maliko Whittaker

Chad Sander, Executive Director of RVA Rapid Transit

Kelsey Boyle

Guy Roach

Sera Erickson

Courtney Farrar

Spencer Grice, President of the Shockoe Partnership

Jason James

Stephan Dupont, RVA Rapid Transit

Tammy Mcguie

Richard Hankins, Partnership for Smarter Growth (who provided a presentation)

Steward Schuwartz

Following the public comment period, Chair Poole opened the discussion.

Commissioner Greenfield offered support for the proposal, expressing satisfaction with the recommendations provided and the community engagement done by the project team from the Department of Public Works. Commissioner Greenfield also noted the need for the improvements in the area as a reason for her support.

Commissioner Robertson offered appreciation to the project team for their continued level of expertise and dedication to the success of the city. Commissioner Robertson also offered insight into her experience as a Planning Commissioner and Councilmember over the years, expressing confidence in the city staff that they will continue to be responsive to the interests and concerns of residents.

Commissioner Mckenzie offered support for the project. He recognized the concerns raised by the Urban Design Committee and that the project team responded to those recommendations and will be accommodating those possible within the physical constraints of the project area.

Commissioner Rowe offered support overall for the project but expressed procedural concerns, specifically with regard to the time that lapsed between the 2019 conceptual approval and the final plan before the Commission. Ultimately, Commissioner Rowe noted the need for improvements and the additional investment that those improvements may bring to the area as her reason for supporting the paper.

Chair Poole offered final remarks, stating his position to vote no on the motion to recommend approval. Chair Poole expressed support for the determination provided, recommending denial of the proposal. Specifically, Chair Poole recognized the time spent on the Richmond 300 Master Plan, noting that he would not support a proposal that does not meet the Master Plan.

There being no further discussion, the motion was put to a vote.

A motion was made by Commissioner Greenfield, seconded by Commissioner

Robertson, that this item be approved as presented, notwithstanding the Urban Design Committee recommendation of denial. The motion to approve included the requested integration of the "Leigh St Roundabout / Pedestrian Safety" exhibit, as shown on page 14 of the presentation entitled "Shockoe Valley Streets Improvement Project", and provided by the Applicant during the meeting, a copy of which is now attached to UDC 2026-07.

The motion carried by the following vote:

Aye -- 7 - * Commissioner Burchell Pinnock, * Commissioner Ellen Robertson, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Victor Mckenzie Jr., * Commissioner Rebecca Rowe, * Alternate Sharon Ebert and * Commissioner Dakia K. Knight

No -- 1 - * Commissioner Rodney Poole

Recused -- 1 - * Commissioner Brian White

Council Action Update and Upcoming Items

The secretary provided an overview of items considered and introduced at the July 27, 2026 City Council meeting and other upcoming items.

Adjournment

Chair Poole adjourned the meeting at 9:40 p.m.