



City of Richmond

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

Meeting Minutes - Draft Planning Commission

Tuesday, July 1, 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 this regularly scheduled meeting to order at 6:00 p.m.

Roll Call

Commissioner McKenzie requested to participate in the meeting virtually from his home due to an illness, per Section 11 of the City Planning Commission's Rules of Procedures.

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

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

Chair's Comments

Approval of Minutes

Director's Report

Consideration of Continuances and Deletions from Agenda

1. To authorize the special use of the properties known as 3801 Hanover Avenue and 3803 Hanover Avenue for the purpose of up to two single-family detached dwellings and [eight] four single-family attached dwellings, upon certain terms and conditions. (As Amended) (1st District)

Attachments: [Ord. No. 2025-079 - Amended 20250922](#)

[Staff Report](#)

[Proposed Amended Plans](#)

[Public Comment 7-9-2025](#)

[Letter of Opposition - Westhampton Citizens Association](#)

[Public Comments Council](#)

A motion was made by Commissioner White, seconded by Commissioner Knight, that this item be continued to the July 15, 2025 meeting of the Planning Commission. The motion carried unanimously.

- 2. To authorize the special use of the property known as 2618 Rear West Main Street for the purpose of a multifamily dwelling containing up to [four] three dwelling units, upon certain terms and conditions. (As Amended) (2nd District)

Attachments: [Ord. No. 2025-081 - Amended 20250922](#)
[Staff Report](#)
[Updated Application Packet and Plans](#)
[FDA - Letter of Non-Opposition](#)
[Public Comment](#)
[Pre-Construction Meeting Memo-20250911-2618 Rear W Main Street_SUP](#)
[Applicant Presentation](#)

A motion was made by Commissioner White, seconded by Commissioner Knight, that this item be continued to the July 15, 2025 meeting of the Planning Commission. The motion carried unanimously.

- 3. To authorize the special use of the property known as 3200 2nd Avenue for the purpose of up to [one] two single-family detached [dwelling] dwellings, [two] one two-family detached [dwellings] dwelling, and four single-family attached dwellings, upon certain terms and conditions. (As Amended) (6th District)

Attachments: [Ord. No. 2025-113 - Amended 20250922](#)
[Staff Report](#)
[Proposed Amended Plans](#)
[Public Comment](#)

A motion was made by Commissioner Robertson, seconded by Commissioner Rowe, that this item be continued to the July 15, 2025 meeting of the Planning Commission. The motion carried unanimously.

- 4. To authorize the special use of the property known as 3103 2nd Avenue for the purpose of one two-family detached dwelling, upon certain terms and conditions. (6th District)

Attachments: [Ord. No. 2025-144](#)
[Staff Report](#)

A motion was made by Commissioner Robertson, seconded by Commissioner White, that this item be continued to the July 15, 2025 meeting of the Planning Commission. The motion carried 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, the following person spoke in opposition to Item 8 (ORD. 2025-148):

Heather Spivy

A motion was made by Commissioner Greenfield, seconded by Commissioner Knight, to move Item 8 to the regular agenda. The motion carried unanimously.

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

Aye -- 9 - * Commissioner Burchell Pinnock, * Commissioner Rebecca Rowe, * Commissioner Dakia K. Knight, * Commissioner Rodney Poole, * Commissioner Brian White, * Commissioner Ellen Robertson, * Sabrina Joy-Hogg, * Commissioner Elizabeth Hancock Greenfield and * Commissioner Victor Mckenzie Jr.

- 5. To authorize the special use of the property known as 1807 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)

Attachments: [Ord. No. 2025-145](#)
[Staff Report](#)

This item was recommended for approval.

- 6. To authorize the special use of the property known as 1315 North 31st Street for the purpose of up to three single-family attached dwellings, upon certain terms and conditions. (7th District)

Attachments: [Ord. No. 2025-146](#)
[Staff Report](#)

This item was recommended for approval.

- 7. To authorize the special use of the property known as 1811 Blair Street for the purpose of up to two single-family detached dwellings, upon certain terms and conditions. (5th District)

Attachments: [Ord. No. 2025-147](#)
[Staff Report](#)

This item was recommended for approval.

9. UDC 2025-19 CONCEPT Location, Character, Extent review for the renovation of the Holly Street Playground, located at 819 Holly Street.

Attachments: [UDC 2025-19 Application Packet](#)
[UDC 2025-19 Narrative](#)
[UDC 2025-19 Concept Site Plan](#)
[UDC 2025-19 - Scheduling Report](#)
[UDC 2025-19 - Staff Report](#)
[UDC 2025-19 - UDC report to CPC](#)
[Public Input](#)

This item was forwarded to the Urban Design Committee for review at their July 10, 2025 meeting.

10. UDC 2025-20 CONCEPT Location, Character, Extent review for the reconstruction of the bridge over CSX on Arthur Ashe Blvd., located between Norfolk Street and Boulevard West.

Attachments: [UDC 2025-20 Application Packet](#)
[Exhibit 1 - Community Outreach Summary Report](#)
[UDC 2025-20 - Staff Report](#)
[UDC 2025-20 - UDC report to CPC](#)

This item was forwarded to the Urban Design Committee for review at their July 10, 2025 meeting.

11. UDC 2025-22 FINAL Location, Character, and Extent review of the Greening Richmond Public Libraries: Hull Street Branch project, located at 1400 Hull Street.

Attachments: [UDC 2025-22 App and Narrative](#)
[UDC 2025-22 Application Packet](#)
[UDC 2022-22 Site Plan](#)
[UDC 2025-22 - Scheduling Report](#)
[UDC 2025-22 Staff Report](#)
[UDC 2025-22 UDC report to CPC](#)

This item was forwarded to the Urban Design Committee for review at their July 10, 2025 meeting.

12. UDC 2025-23 SIGNAGE PACKAGE for the separately approved renovation of Browns Island, located at 500 Tredegar St.

Attachments: [UDC 2025-23 App](#)
[UDC 2025-23 Location Plan and Schedule](#)
[UDC 2025-23 Sign Design Book](#)
[UDC 2025-23 Programming Plan 1](#)
[UDC 2025-23 Programming Plan 2](#)
[UDC 2025-23 - Scheduling Report](#)
[UDC 2025-23 - Staff Report](#)
[UDC 2025-23 - UDC report to CPC](#)

This item was forwarded to the Urban Design Committee for review at their July 10, 2025 meeting.

Regular Agenda

8. To authorize the special use of the properties known as 2201 Fenton Street and 2203 Fenton Street for the purpose of up to three single-family detached dwellings, upon certain terms and conditions. (7th District)

Attachments: [Ord. No. 2025-148 - Withdrawn 20250922](#)
[Staff Report](#)
[Public Comment](#)

Shaianna Trump, Planner Associate, gave an overview of this request. Alessandro Ragazzi with Baker Development Resources provided further information about the request on behalf of the applicant.

During the public comment period the following people spoke in favor of this request:
Sleeves Barnesafunks
Alex Bodington

The following people spoke in opposition of this request:
Heather Spivy

Following the motion, Chair Poole opened the discussion. Commissioner Pinnock expressed support for the application and for infill development.

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

13. MOTION OF THE CITY OF RICHMOND PLANNING COMMISSION TO INITIATE AN AMENDMENT TO THE OFFICIAL ZONING ORDINANCE MAP TO REZONE 1240 INGRAM AVENUE FROM M-1 LIGHT INDUSTRIAL TO TOD-1 TRANSIT ORIENTED NODAL DISTRICT.

Attachments: [Resolution](#)
[Presentation](#)

Kevin Vonck, Director, provided an overview of this request.

There were no speakers during the public comment period.

Following the motion, Chair Poole opened the discussion. Commissioner Robertson and Commissioner Pinnock expressed support for the request.

A motion was made by Commissioner Pinnock, seconded by Commissioner Robertson, that this resolution be adopted. The motion carried unanimously.

Aye -- 9 - * Commissioner Burchell Pinnock, * Commissioner Rebecca Rowe, * Commissioner Dakia K. Knight, * Commissioner Rodney Poole, * Commissioner Brian White, * Commissioner Ellen Robertson, * Sabrina Joy-Hogg, * Commissioner Elizabeth Hancock Greenfield and * Commissioner Victor Mckenzie Jr.

14. Update on the Oakgrove/Hillside/Bellemeade Community Plan

Attachments: [Presentation](#)

Marianne Pitts, Deputy Director, presented this item.

This item was presented.

Council Action Update and Upcoming Items

Alyson Oliver, Secretary, provided an overview of items considered and introduced at the June 30, 2025 City Council meeting and other upcoming items.

Adjournment

Chair Poole adjourned the meeting at 9:09 p.m.