



City of Richmond

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Summary - Final Planning Commission

Tuesday, April 15, 2025

6:00 PM

5th Floor Conference Room

To access the meeting via Microsoft Teams: <https://tinyurl.com/Richmond-CPC-2025>

Call To Order

Roll Call

Note: Sharon Ebert attended the meeting in place of Sabrina Joy-Hogg.

- Present 7 - * Commissioner Burchell Pinnock, * Commissioner Rebecca Rowe, * Commissioner Rodney Poole, * Commissioner Brian White, * Commissioner Ellen Robertson, * Commissioner Sabrina Joy-Hogg, and * Commissioner Elizabeth Hancock Greenfield
- Absent 2 - * Commissioner Dakia K. Knight, and * Commissioner Victor Mckenzie Jr.

Chair's Comments

Approval of Minutes

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 Rowe, seconded by Commissioner White, that this item be continued to the May 20, 2025 meeting of the Planning Commission. The motion carried unanimously.
2. [SUBD 2025.003](#) Subdivision Exception for 3618 Hawthorne Avenue, per Sec. 25-219 of the Subdivision Ordinance.

A motion was made by Commissioner Rowe, seconded by Commissioner White, that this item be continued to the May 20, 2025 meeting of the Planning Commission. The motion carried unanimously.
3. [ORD. 2025-025](#) To authorize the special use of the properties known as 5009 Rear Snead Road, 5015 Snead Road, and 5015 Rear Snead Road for the purpose of up to 180 multifamily dwelling units and a clubhouse, upon certain terms and conditions. (9th District)

A motion was made by Commissioner Rowe, seconded by Commissioner White, that this item be continued to the May 6, 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.

Commissioner Pinnock noted that he would be abstaining from voting on UDC 2025-08 and UDC 2025-09.

A motion was made by Commissioner White, seconded by Commissioner Greenfield, that the consent agenda be adopted. The motion carried unanimously, with Commissioner Pinnock abstaining from items 6 and 7.

Aye -- 7 - * Commissioner Burchell Pinnock, * Commissioner Rebecca Rowe, * Commissioner Rodney Poole, * Commissioner Brian White, * Commissioner Ellen Robertson, * Commissioner Sabrina Joy-Hogg and * Commissioner Elizabeth Hancock Greenfield

- 4. [ORD. 2025-053](#) To authorize the special use of the property known as 112 Carnation Street for the purpose of the assembly and storage of modular dwelling units, upon certain terms and conditions. (9th District)
This item was recommended for approval.
- 5. [ORD. 2025-054](#) To authorize the special use of the properties known as 6415 Glenway Drive and 6419 Glenway Drive for the purpose of up to three single-family detached dwellings, upon certain terms and conditions. (9th District)
This item was recommended for approval.
- 6. [UDC 2025-08](#) UDC 2025-08 - CONCEPTUAL - Location, Character, and Extent review of The Shockoe Project: Master Plan in Shockoe Valley
This item was approved.
- 7. [UDC 2025-09](#) UDC 2025-09 - CONCEPTUAL Location Character and Extent Review of the Shockoe Project: Lumpkin's Slave Jail Pavilion
This item was approved.
- 8. [UDC 2025-10](#) UDC 2025-10 - CONCEPTUAL - Location, Character, and Extent review of A Path Forward at Amelia Street School, located at 1821 Amelia Street.
This item was approved.
- 9. [PAC 2025-002](#) Richmond Connects: Lighter/Quicker/Cheaper Road Mural at Martin Luther King, Jr. Middle School
This item was approved.

Regular Agenda

- 10. [PDRPRES 2025.010](#) Presentation on FY 2026 - 2030 Capital Improvement Plan

This item was presented.

- 11. [ORD. 2025-046](#) To amend Ord. No. 2008-270-261, adopted Nov. 10, 2008, as previously amended by Ord. No. 2003-296-255, adopted Sep. 8, 2003, which authorized a Community Unit Plan at 1300 Westwood Avenue for a mixed-use development consisting of a maximum of one hundred forty residential units, a community center with reception facility and non-medical office, a preventative healthcare facility, two private schools, and a fifty unit dormitory, and modified the plan for the fence required between the subject property and 1409 Palmyra Avenue, to modify the plan for the development of tennis courts. (3rd District)

During the public comment period, nine people spoke in support of this request, and seven people spoke in opposition.

A motion was made by Commissioner Greenfield, seconded by Commissioner White, that this item be recommended for approval with the following amendment:

1. That all references to the plan be updated to reflect the plan dated April 15, 2025; and
2. That the following conditions be added:
 - Sound suppression system shall be installed in or on the fence;
 - Signs posted on the fences with hours of use between 8 A.M. And 8 P.M. Daily;
 - Directional sign installed along Westwood Avenue frontage for tennis court parking located on the property identified as parcel N0001330012 along Westwood avenue (“parking area”); and
 - A walking path installed (3' crush and run) connection between the parking area and the sidewalk on Westwood Avenue.

The motion carried by the following vote:

Aye -- * Commissioner Burchell Pinnock, * Commissioner Rodney Poole, * Commissioner Brian White, * Commissioner Ellen Robertson, and * Commissioner Elizabeth Hancock Greenfield

No -- * Commissioner Rebecca Rowe, * Commissioner Sabrina Joy-Hogg

- 12. [CPCR.2025.006](#) CPCR 2025.006: RESOLUTION OF THE RICHMOND CITY PLANNING COMMISSION APPROVING AN AMENDMENT TO THE PRELIMINARY COMMUNITY UNIT PLAN LOCATED AT 1300 WESTWOOD AVENUE AND A FINAL PLAN, TO AMEND THE USE OF THE PARCEL KNOWN AS 1402 WESTWOOD AVENUE TO AUTHORIZE THE DEVELOPMENT OF TENNIS COURTS.

A motion was made by Commissioner Robertson, seconded by Commissioner

White, that this City Planning Commission Resolution be approved. The motion carried by the following vote:

- Aye --** 6 - * Commissioner Burchell Pinnock, * Commissioner Rodney Poole, * Commissioner Brian White, * Commissioner Ellen Robertson, * Commissioner Sabrina Joy-Hogg and * Commissioner Elizabeth Hancock Greenfield
- No --** 1 - * Commissioner Rebecca Rowe

13. [ORD. 2025-048](#)

To authorize the special use of the property known as 2701 Garland Avenue for the purpose of adult transitional housing, under certain terms and conditions, and to repeal Ord. No. 97-174-190, adopted Jun. 9, 1997, and all amendatory ordinances thereto. (3rd District)

There was a joint public hearing on this request and ORD. 2025-055. During the public comment period, sixteen people spoke in opposition to this request.

A motion was made by Commissioner White, seconded by Commissioner Robertson, that this item be recommended for denial. The motion carried by the following vote.

Aye -- * Commissioner Rebecca Rowe, * Commissioner Rodney Poole, * Commissioner Brian White, * Commissioner Ellen Robertson, * Commissioner Sabrina Joy-Hogg and * Commissioner Elizabeth Hancock Greenfield

Abstain -- * Commissioner Burchell Pinnock

14. [ORD. 2025-055](#)

To authorize the special use of the property known as 2700 North Avenue for the purpose of an outpatient professional office building, upon certain terms and conditions, and to repeal Ord. No. 97-174-190, adopted June 9, 1997, and all amendatory ordinances thereto. (3rd District)

There was a joint public hearing on this request and ORD. 2025-048. During the public comment period, sixteen people spoke in opposition to this request.

A motion was made by Commissioner White, seconded by Commissioner Robertson, that this item be recommended for denial. The motion carried by the following vote.

Aye -- * Commissioner Rebecca Rowe, * Commissioner Rodney Poole, * Commissioner Brian White, * Commissioner Ellen Robertson, * Commissioner Sabrina Joy-Hogg and * Commissioner Elizabeth Hancock Greenfield

Abstain -- * Commissioner Burchell Pinnock

15. [ORD. 2025-052](#)

To authorize the special use of the property known as 3122 2nd Avenue for the purpose of up to three single-family detached dwellings and two single-family attached dwellings, upon certain terms and conditions. (6th District)

A motion was made by Commissioner Robertson, seconded by Commissioner

Pinnock, that this item be continued to the May 6, 2025 meeting of the Planning Commission. The motion carried by the following vote:

Aye -- * Commissioner Burchell Pinnock, * Commissioner Rodney Poole, * Commissioner Brian White, * Commissioner Ellen Robertson, * Commissioner Sabrina Joy-Hogg and * Commissioner Elizabeth Hancock Greenfield

No -- * Commissioner Rebecca Rowe

Council Action Update and Upcoming Items

Adjournment