



City of Richmond

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Meeting Minutes - Final Planning Commission

Tuesday, June 17, 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 of the City Planning Commission to order at 6:00 p.m.

Roll Call

-- 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

1. [PDRMIN 2025.004](#) CPC Draft Minutes - January 21, 2025

Attachments: [Draft Meeting Minutes - January 21, 2025](#)

A motion was made by Commissioner White, seconded by Commissioner Greenfield, that the January 21, 2025 minutes be adopted. The motion passed unanimously.

Aye -- 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.

Excused -- 1 - * Amy Popovich

Director's Report

Consideration of Continuances and Deletions from Agenda

- 2. [ORD. 2024-312](#) To authorize the special use of the property known as 7100 Jahnke Road for the purpose of a [mixed-use] multifamily building containing up to [14] 17 dwelling units, with off-street parking, upon certain terms and conditions. (As Amended) (4th District)

Attachments: [Ord. No. 2024-312 - Amended 20250728](#)
[Staff Report](#)
[Proposed Amended Plans](#)
[Public Comment](#)
[Public Comments Council](#)
[Staff Presentation \(February 18, 2025\)](#)
[Staff Report \(February 18, 2025\)](#)

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.

- 3. [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)

Attachments: [Ord. No. 2025-014 - Withdrawn 20260206](#)
[Staff Report](#)
[Public Comment](#)
[Public Comment - GPRA](#)

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

- 4. [SUBD 2025.003](#) Subdivision Exception for 3618 Hawthorne Avenue, per Sec. 25-219 of the Subdivision Ordinance.

Attachments: [Staff Report](#)

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.

- 5. [ORD. 2025-081](#) 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 Robertson, seconded by Commissioner Rowe, that this item be continued to the July 1, 2025 meeting of the Planning Commission. The motion carried unanimously.

- 6. [ORD. 2025-113](#) 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 White, seconded by Commissioner Robertson, that this item be continued to the July 1, 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.

There were no speakers during the public comment period.

A motion was made by Commissioner Knight, seconded by Commissioner White, that the consent agenda be adopted with the recommendations in the staff reports. 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, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Victor Mckenzie Jr. and * Amy Popovich

7. [ORD. 2025-127](#) To authorize the special use of the property known as 7 North 18th Street for the purpose of a one-story building and a parking garage, upon certain terms and conditions. (7th District)

Attachments: [Ord. No. 2025-127](#)
[Staff Report](#)

This item was recommended for approval.

8. [ORD. 2025-128](#) To authorize the special use of the property known as 1824 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. 2025-128](#)
[Staff Report](#)

This item was recommended for approval.

9. [ORD. 2025-129](#) To authorize the special use of the property known as 1426 North 30th Street for the purpose of up to two two-family detached dwelling units and two accessory dwelling units, upon certain terms and conditions. (7th District)

Attachments: [Ord. No. 2025-129](#)
[Staff Report](#)

This item was recommended for approval.

10. [ORD. 2025-130](#) To authorize the special use of the property known as 1404 North 32nd Street for the purpose of up to four single-family attached dwellings and one dwelling unit within an accessory structure, upon certain terms and conditions. (7th District)

Attachments: [Ord. No. 2025-130](#)
[Staff Report](#)

This item was recommended for approval.

11. [SUBD 2025.006](#) Subdivision Exception for 1404 North 32nd Street, per Sec. 25-219 of the

This item was approved.

12. [ORD. 2025-131](#) To authorize the special use of the property known as 101 South Colonial Avenue for the purpose of outdoor dining accessory to a restaurant, upon certain terms and conditions. (5th District)

Attachments: [Ord. No. 2025-131](#)
[Staff Report](#)
[Public Comment](#)

This item was recommended for approval.

13. [ORD. 2025-140](#) To declare a public necessity for and to authorize the Chief Administrative Officer to acquire by gift, purchase, condemnation, or otherwise, certain fee simple interests and temporary construction easements for the purpose of facilitating the construction of the Courtland Street Sanitary Sewer Main Replacement project. (8th District)

Attachments: [Ord. No. 2025-140](#)

This item was recommended for approval.

14. [ORD. 2025-141](#) To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to accept funds in the total amount of \$1,385,900.00 from the Virginia Department of Transportation, to amend Ord. No. 2024-100, adopted May 13, 2024, which accepted a program of proposed Capital Improvement Projects for Fiscal Year 2024-2025 and the four fiscal years thereafter, adopted a Capital Budget for Fiscal Year 2024-2025, and determined a means of financing the same, to appropriate the increase to the Fiscal Year 2024-2025 Capital Budget by increasing estimated revenues and the amount appropriated to the Department of Public Works' Complete Streets project in the Transportation - G.O. Bonds category by \$1,385,900.00, for the purpose of funding the Complete Streets project.

Attachments: [Ord. No. 2025-141](#)

This item was recommended for approval.

15. [UDC 2025-16](#) UDC 2025-16 CONCEPT Location, Character, Extent review of a proposed bridge replacement and pedestrian and bike improvements; located along Lombardy Street between Admiral Street and West Leigh Street.

Attachments: [UDC 2025-16 APP](#)
[UDC 2025-16 Narrative](#)
[UDC 2025-16 Site Plan](#)
[Bridge Render 1](#)
[Bridge Render 2](#)
[UDC 2025-16 - Staff Report](#)
[UDC 2025-16 - UDC report to CPC](#)

This item was approved with conditions.

Regular Agenda

16. [PDRPRES](#) ORD. 2024-314: Site Plan Ordinance Implementation
[2025.018](#)

Attachments: [Presentation](#)

This item was presented.

17. [ORD. 2025-079](#) 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](#)

Shaianna Trump, Planner Associate, gave an overview of this item. Following Ms. Trump's presentation, Alessandro Ragazzi with Baker Development Resources, on behalf of the applicant, provided further details regarding the proposal.

During the public comment period, the following person spoke in favor of this item:
Jeremy Connell

The following people spoke in opposition of this item:

Mary Meadows
Bo Bowden
Aelise Noonan
Helen Ilnicki
Jo Lee Kenney
Bo Fairlamb
Scott Ilnicki
Karen Zechini
Therese Spenneberg
Charles Menges

An initial motion to recommend approval of this item was made by Commissioner White, and seconded by Commissioner Greenfield.

Following the motion to approve, Commissioner White expressed the need for more housing in all neighborhoods in the City.

Commissioner Greenfield offered support and echoed Commissioner White's comments.

Commissioner McKenzie shared his support for those in opposition of the proposal, citing concerns about the density and marketability of the proposed dwellings.

Commissioner Pinnock noted concerns about product quality and about the overwhelming opposition.

Commissioner Rowe shared her overall support for those in opposition of the proposal and noted her appreciation for the applicant's willingness to amend the plans to address concerns. Additionally, Commissioner Rowe noted that the applicant should consider accessory dwelling units as a way to achieve the desired higher density on the site.

Alternate Popovich and Director Vonck briefly discussed requirements for egress and

ingress.

Commissioner Robertson asked about the cost of the proposed dwelling units. A project team member was permitted to answer the Commission's question. The cost was identified as having a starting price of \$600,000. Commissioner Robertson highlighted that this proposal would not help address the affordability crisis that City Council declared. Commissioner Robertson expressed the opinion that the proposal does not further the goals of the City's Master Plan.

Chair Poole expressed opposition to the proposal based on concerns about traffic congestion.

At that point in the discussion, the motion to continue was made.

A motion was made by Commissioner McKenzie, seconded by Commissioner Robertson, that this item be continued to the July 1, 2025 regular meeting of the Planning Commission. The motion carried unanimously.

18. [ORD. 2025-120](#) To conditionally rezone the properties known as 603 Rear North 35th Street, 609 Rear North 35th Street, 619 North 36th Street, 3510 Glenwood Avenue, and 3516 Glenwood Avenue from the R-5 Single-Family Residential District to the R-63 Multifamily Urban Residential District, upon certain proffered conditions. (As Amended) (7th District)

Attachments: [Ord. No. 2025-120 - Amended 20250707](#)

[Staff Report](#)

[Public Comment](#)

[Letter of Support - Powell](#)

[Letter of Support - Hobson](#)

[Letter in Support - Carlisle](#)

Jonathan Brown, 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.

During the public comment period the following person spoke in support of this item:
Christian Schick

The following person spoke in opposition:
Mark Olinger, Church Hill Central Civic Association

Following the motion to approve, Chair Poole expressed that the concerns raised during the public comment period should be addressed outside of the proposed rezoning.

A motion was made by Commissioner Robertson, seconded by Commissioner Greenfield, that this item be recommended for approval with the amended proffers to include:

4. Parking. There will be a minimum of one (1) off-street parking space per dwelling unit on each lot to the extent practicable as determined at the time of subdivision review; and

5. Height. No building or structure shall exceed three stories.

The motion carried unanimously.

19. [ORD. 2025-132](#) To authorize the special use of the property known as 5201 Sylvan Court for the purpose of a single-family detached dwelling, upon certain terms and conditions. (4th District)

Attachments: [Ord. No. 2025-132](#)

[Staff Report](#)

[Public Comment](#)

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

During the public comment period, the following people spoke in opposition of this item:
Kristin Gutierrez
Gabriel Gutierrez

There was no discussion following the motion.

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

Council Action Update and Upcoming Items

Alyson Oliver, Secretary, gave an overview of items introduced and heard at the June 9, 2026 City Council meeting.

Adjournment

Chair Poole adjourned the meeting at 9:09 pm.