



City of Richmond

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Meeting Minutes - Draft Planning Commission

Tuesday, January 20, 2026

6:00 PM

5th Floor Conference Room

To access the meeting via Microsoft Teams: <https://go.rva.gov/CPC2026>

This meeting was held in-person in the 5th Floor Conference Room of City Hall at 900 East Broad Street in Richmond, Virginia 23219

Call To Order

Chair Poole called this regularly scheduled meeting of the City Planning Commission to order at 6:02 p.m.

Roll Call

Commissioner McKenzie joined the meeting following the consent agenda.

Commissioner Rowe requested to participate in the meeting virtually from her home due to exposure 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 Knight to allow Commissioner Rowe's virtual participation. The motion carried unanimously.

Aye -- 6 - * Commissioner Dakia K. Knight, * Commissioner Rodney Poole, * Commissioner Brian White, * Commissioner Ellen Robertson, * Commissioner Elizabeth Hancock Greenfield and * Alternate Sharon Ebert

Chair's Comments

-Election of Officers

Commissioner Poole was nominated to continue serving as chair to the Commission and Commissioner Greenfield was nominated to continue serving as Vice Chair to the Commission. A motion was made to accept these nominations by Commissioner White, seconded by Commissioner Robertson. A roll call vote was taken. The vote passed unanimously.

Approval of Minutes

1. [PDRMIN 2025.019](#) DRAFT Planning Commission Minutes - April 15, 2025

Attachments: [DRAFT City Planning Commission Minutes - April 15, 2025](#)

A motion was made by Commissioner White, seconded by Commissioner Robertson, that the April 15, 2025 minutes be adopted. The motion carried by the following vote:

Aye -- 5 - * Commissioner Rodney Poole, * Commissioner Brian White, * Commissioner Ellen Robertson, * Commissioner Elizabeth Hancock Greenfield and * Commissioner Rebecca Rowe

Abstain -- 2 - * Commissioner Dakia K. Knight and * Alternate Sharon Ebert

2. [PDRMIN
2026.001](#) DRAFT Planning Commission Minutes - January 6, 2026

Attachments: [DRAFT City Planning Commission Minutes - January 6, 2026](#)

A motion was made by Commissioner Greenfield, seconded by Commissioner Knight, that the January 6, 2026 minutes be adopted. The motion carried unanimously.

Aye -- 7 - * Commissioner Dakia K. Knight, * Commissioner Rodney Poole, * Commissioner Brian White, * Commissioner Ellen Robertson, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Rebecca Rowe and * Alternate Sharon Ebert

Director's Report

3. [PDRPRES
2026.002](#) Code Refresh Update

Attachments: [Code Refresh Presentation - January 20, 2026](#)

This item was presented.

4. [PDRPRES
2026.003](#) City Planning Commission Annual Report to City Council

Attachments: [Planning Commission Annual Report - 2025](#)

This item was presented.

Consideration of Continuances and Deletions from Agenda

5. [ORD. 2026-003](#) To declare surplus and direct the conveyance of the City-owned real estate known as 301 Boroughbridge Road, consisting of 3.636± acres, 201 Covington Road, consisting of 1.284± acres, 209 Covington Road, consisting of 0.367± acres, 301 Covington Road, consisting of 0.367± acres, 307 Covington Road, consisting of 0.367± acres, and 313 Covington Road, consisting of 0.367± acres and commonly known as Sankofa Community Orchard, for nominal consideration to Central Virginia Agrarian Commons for the purpose of facilitating urban agriculture.

Attachments: [Ord. No. 2026-003](#)

[Staff Report](#)

A motion was made by Commissioner White, seconded by Commissioner Knight, that this item be continued to the February 3, 2026 meeting of the Planning Commission. The motion carried unanimously.

11. [PDRPRES 2026.005](#) Planning Commissioner Refresher

A motion was made by Commissioner Greenfield, seconded by Commissioner Knight, that this item be continued to the February 17, 2026 meeting of the Planning Commission. The motion carried unanimously.

Aye -- 7 - * Commissioner Dakia K. Knight, * Commissioner Rodney Poole, * Commissioner Brian White, * Commissioner Ellen Robertson, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Rebecca Rowe and * Alternate Sharon Ebert

Consent Agenda

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

Aye -- 7 - * Commissioner Dakia K. Knight, * Commissioner Rodney Poole, * Commissioner Brian White, * Commissioner Ellen Robertson, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Rebecca Rowe and * Alternate Sharon Ebert

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.

6. [ORD. 2026-004](#) To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to accept funds in the amount of \$173,565.00 from the Virginia Department of Transportation, to amend Ord. No. 2025-058, adopted May 12, 2025, which accepted a program of proposed Capital Improvement Projects for Fiscal Year 2025-2026 and the four fiscal years thereafter, adopted a Capital Budget for Fiscal Year 2025-2026, and determined a means of financing the same, and to appropriate the increase to the Fiscal Year 2025-2026 Capital Budget by increasing estimated revenues and the amount appropriated to the Department of Public Works' Major Bridge Improvement Program project in the Transportation - Federal/State/Regional category by \$173,565.00 for the purpose of funding the East Richmond Road Over Stony Run bridge replacement project.

Attachments: [Ord. No. 2026-004](#)
[Staff Report](#)

This Ordinance was recommended for approval to the City Council due back on 1/26/2026

7. [ORD. 2026-005](#) To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to accept funds in the amount of \$325,040.00 from the Virginia Department of Rail and Public Transportation and to amend Ord. No. 2025-058, adopted May 12, 2025, which accepted a program of proposed Capital Improvement Projects for Fiscal Year 2025-2026 and the four fiscal years thereafter, adopted a Capital Budget for Fiscal Year 2025-2026, and determined a means of financing the same, by (i) establishing a new project for the Department of Public Works in the Transportation category called the "Pedestrian Beacon-24th and Main Project" and (ii) increasing estimated revenues from the funds received from the Virginia Department of Rail and Public Transportation and the amount appropriated to the new Department of Public Works' Pedestrian Beacon-24th and Main Project in the Transportation category by \$325,040.00, all for the purpose of funding the planning, design, construction, and installation of a pedestrian hybrid beacon at the intersection of 24th Street and Main Street.

Attachments: [Ord. No. 2026-005](#)
[Staff Report](#)

This Ordinance was recommended for approval to the City Council due back on 1/26/2026

8. [ORD. 2026-006](#) To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to accept funds in the amount of \$960,896.00 from the Virginia Department of Transportation, to amend Ord. No. 2025-058, adopted May 12, 2025, which accepted a program of proposed Capital Improvement Projects for Fiscal Year 2025-2026 and the four fiscal years thereafter, adopted a Capital Budget for Fiscal Year 2025-2026, and determined a means of financing the same, to appropriate the increase to the Fiscal Year 2025-2026 Capital Budget by increasing estimated revenues and the amount appropriated to the Department of Public Works' Major Bridge Improvement Program project in the Transportation - Federal/State/Regional category by \$960,896.00 for the purpose of funding the East Richmond Road Over Gillies Creek bridge replacement project.

Attachments: [Ord. No. 2026-006](#)
[Staff Report](#)

This Ordinance was recommended for approval to the City Council due back on 1/26/2026

Regular Agenda

9. [UDC 2026-01](#) UDC 2026-01 CONCEPT Location, Character, Extent review of the proposed replacement of Mayo Bridge, located between Manchester Road and Dock Street.

Attachments: [UDC 2026-01 App](#)
[UDC 2026-01 Narrative](#)
[00 UDC 2026-01 Concept Site Plan](#)
[UDC 2026-01 Perspective Rendering](#)
[UDC 2026-01 Bridge Abutment Rendering](#)
[UDC 2026-01 Bridge Segment Sketches](#)
[Exhibit 1 - VDOT Presentation REVISED](#)
[UDC 2026-01 - Staff Report](#)
[UDC 2026-01 - UDC report to CPC](#)
[Public Comment](#)

Ray Roakes, Planner, gave an overview of this request.

John Kim, and the following people, provided further information on this request:

William Wheeler
Erica Jetter
Brian Curtis
Guy Roach
M. S. Khara
Nissa Richardson
Anthony Jones

During the public comment period the following people spoke:

Daniel Nelson
Janet Woodka
Justin Doyle
Spencer Grice

Following the motion, Commissioner White opened the discussion by speaking about the protected bike lane.

Chair Poole expressed support for the motion, while also highlighting the need for the applicant to look further into the protected bike lane.

Commissioner Robertson shared concerns about the proposed bus stop and signage for the crosswalk.

A motion was made by Commissioner McKenzie, seconded by Commissioner Greenfield, that this item be approved with the conditions listed in the staff report and the added following conditions:

- That the applicant return to the City Planning Commission for an informal presentation before applying for final Location, Character, and Extent review
- That the applicant further explore bus safety features

The motion carried unanimously.

Aye -- 8 - * Commissioner Dakia K. Knight, * Commissioner Rodney Poole, * Commissioner Brian White, * Commissioner Ellen Robertson, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Victor McKenzie Jr., * Commissioner Rebecca Rowe and * Alternate Sharon Ebert

10. [PDRPRES 2026.004](#) Bus Platform at Brauers Lane Presentation

Attachments: [Bus Platform at Brauers Lane Presentation](#)

Brandon King, with the Department of Public Works, presented this item.

Council Action Update and Upcoming Items

Shaianna Trump, Secretary, provided an overview of items considered and introduced at the January 12, 2026 City Council meeting and items slated for the next City Planning Commission agenda.

Adjournment

Chair Poole adjourned the meeting at 9:27 p.m.