



City of Richmond

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Meeting Minutes - Draft Planning Commission

Tuesday, May 6, 2025

6:00 PM

Council Chambers

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

This meeting was held in-person in the Council Chambers 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 6:00 p.m.

Roll Call

-- Present 9 - * Commissioner Burchell Pinnock, * Commissioner Rebecca Rowe, * Commissioner Dakia K. Knight, * Commissioner Rodney Poole, * Commissioner Brian White, * Commissioner Ellen Robertson, * Commissioner Sabrina Joy-Hogg, * 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. [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 White, seconded by Commissioner McKenzie, that this item be continued to the June 17, 2025 regular meeting of the Planning Commission. The motion passed unanimously.

2. [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](#)

A motion was made by Commissioner White, seconded by Commissioner Robertson, that this item be continued to the June 3, 2025 regular meeting of the Planning Commission. The motion passed unanimously.

3. [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 McKenzie, seconded by Commissioner White, that this item be continued to the June 3, 2025 regular meeting of the Planning Commission. The motion passed 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.

A motion was made by Commissioner White, seconded by Commissioner Pinnock, that the consent agenda be adopted with staff conditions, as noted below each item. The motion passed unanimously.

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

4. [ORD. 2025-073](#) To authorize the conditional use of the property known as 1304 MacTavish Avenue for the purpose of a nightclub, upon certain terms and conditions. (2nd District)

Attachments: [Ord. No. 2025-073](#)
[Staff Report](#)
[Greater Scott's Addition Association - Letter of Non-Opposition](#)

This item was recommended for approval.

5. [ORD. 2025-074](#) To authorize the special use of the property known as 902 North 29th Street for the purpose of up to one single-family detached dwelling and one single-family attached dwelling, upon certain terms and conditions. (7th District)

Attachments: [Ord. No. 2025-074](#)
[Staff Report](#)
[Public Comments Council](#)

This item was recommended for approval.

6. [ORD. 2025-075](#) To authorize the special use of the property known as 1301 North 38th Street for the purpose of one two-family detached dwelling and one single-family detached dwelling, upon certain terms and conditions. (7th District)

Attachments: [Ord. No. 2025-075](#)
[Staff Report](#)

This item was recommended for approval.

7. [ORD. 2025-076](#) To amend Ord. No. 2023-349, adopted Dec. 11, 2023, which authorized the special use of the property known as 5204 Campbell Avenue for the purpose of two single-family detached dwellings, upon certain terms and conditions, to revise the plans, upon certain terms and conditions. (7th District)

Attachments: [Ord. No. 2025-076](#)
[Staff Report](#)

This item was recommended for approval.

8. [ORD. 2025-077](#) To authorize the special use of the property known as 4701 Forest Hill Avenue for the purpose of a mixed-use building with outdoor dining, upon certain terms and conditions. (4th District)

Attachments: [Ord. No. 2025-077](#)
[Staff Report](#)

This item was recommended for approval.

9. [ORD. 2025-078](#) To authorize the special use of the property known as 1843 West Grace Street for the purpose of one dwelling unit within an accessory building to a [single-family] two-family attached dwelling, upon certain terms and conditions. (As Amended) (2nd District)

Attachments: [Ord. No. 2025-078 - Amended 20250602](#)
[20250602 Amendment of Ord. No. 2025-078](#)
[Staff Report](#)

This item was recommended for approval with the following amendment:
- that all references in the ordinance to "single-family attached dwelling" be replaced to read "two-family attached dwelling"

10. [ORD. 2025-082](#) To authorize the special use of the property known as 3202 Monument Avenue for the purpose of a dwelling unit within an accessory building to a single-family detached dwelling, upon certain terms and conditions. (1st District)

Attachments: [Ord. No. 2025-082](#)
[Staff Report](#)
[Public Comment](#)

This item was recommended for approval.

11. [ORD. 2025-083](#) To authorize the special use of the property known as 2930 North Avenue for the purpose of a restaurant with outdoor dining, upon certain terms and conditions. (3rd District)

Attachments: [Ord. No. 2025-083](#)
[Staff Report](#)
[Public Comment](#)

This item was recommended for approval.

12. [ORD. 2025-084](#) To authorize the special use of the property known as 1707 Tyler Street for the purpose of one two-family detached dwelling, upon certain terms and conditions. (As Amended) (3rd District)

Attachments: [Ord. No. 2025-084 - Amended 20250602](#)
[20250602 Amendment of Ord. No. 2025-084](#)
[Staff Report](#)
[Updated Survey for Proposed Amendment](#)

This item was recommended for approval with the following amendment:

- - Revise the ordinance text in Section 2(a) as follows:

“...being more particularly shown on a survey entitled “Survey of Lot 4 – Blk. 1, Duvals Addition,” prepared by Long Surveying, LLC, and dated September 9, 2023 December 6, 2024.”

13. [ORD. 2025-085](#) To authorize the special use of the property known as 4140 Walmsley Boulevard for the purpose of up to two single-family detached dwellings, upon certain terms and conditions. (8th District)

Attachments: [Ord. No. 2025-085](#)
[Staff Report](#)

This item was recommended for approval.

14. [UDC 2025-11](#) UDC 2025-11 - CONCEPTUAL - Location, Character, and Extent review for Mayo Island Park.

Attachments: [UDC 2025-11 App](#)
[UDC 2025-11 Narrative](#)
[UDC 2025-11 Proposal](#)
[UDC 2025-11 - Mayo Island - Staff Report - Final](#)
[UDC 2025-11 - Public Comment - C. Pool - Memo Style](#)
[UDC 2025-11 - UDC report to CPC \(002\)](#)

This item was sent to the Urban Design Committee for review at its May 15, 2025 meeting.

15. [UDC 2025-12](#) UDC 2025-12 - CONCEPTUAL - Location, Character, and Extent review for Greening Richmond Public Libraries - Hull Street Branch

Attachments: [Greening Hull Street public library UDC conceptual application 4.17.25](#)
[UDC 2025-12 - Greening RVA - Staff Report - Final](#)
[UDC 2025-12 - UDC report to CPC](#)

This item was sent to the Urban Design Committee for review at its May 15, 2025 meeting.

16. [UDC 2025-13](#) UDC 2025-13 - CONCEPTUAL - Location, Character, and Extent review for Greening Richmond Public Schools - Belmont Branch.

Attachments: [UDC 2025-13 Application Packet](#)
[UDC 2025-13 - Greening RVA - Staff Report - Final](#)
[UDC 2025-13 - UDC report to CPC](#)

This item was sent to the Urban Design Committee for review at its May 15, 2025 meeting.

17. [UDC 2025-14](#) UDC 2025-14 - FINAL - Location, Character, and Extent review for Woodville Elementary School. AGENDA ITEM PASSED AS SUBMITTED AT APRIL 6th, 2025 PLANNING COMMISSION. No additional conditions or recommendations required.

Attachments: [UDC Final Review Woodville ES - Application & Plans](#)
[Woodville ES UDC Conceptual Review responses to staff report 2](#)
[UDC 2025-14 - Woodville Elementary School - Staff Report - CPC](#)

This item was approved.

18. [UDC 2025-15](#) UDC 2025-15 - FINAL - Location, Character, and Extent review for the Brown's Island Improvement Plan.

Attachments: [BIP_100%-Design-Development_2025-04-18](#)
[UDC 2025-15 - Final - Browns Island Plans - Submission](#)
[UDC Application - Browns Island Plan](#)
[UDC 2025-15 - Brown's Island - Staff Report - Final](#)
[UDC 2025-15 - Public Comment - C. Pool - Memo Style](#)
[UDC 2025-15 - UDC report to CPC](#)

This item was sent to the Urban Design Committee for review at its May 15, 2025 meeting.

Regular Agenda

19. [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)

Attachments: [Ord. No. 2025-052- Withdrawn 20251009](#)

[Staff Report](#)

[Public Comment](#)

David Watson, Planner, gave an overview of this request.

During the public comment period the following people spoke in opposition to this request:

Tamara Barker
Kevin
Kalee Glass
Darrion Sistrunk

A motion was made by Commissioner Pinnock, seconded by Commissioner Knight, that this item be continued to the June 3, 2025 regular meeting of the Planning Commission. The motion passed unanimously.

20. [ORD. 2025-044](#) To vacate, pursuant to Va. Code § 15.2-2272(2), that part of the Oxford Addition, Terrace P subdivision plat that reserved 3700 East Weyburn Road, upon certain terms and conditions. (4th District)

Attachments: [Ord. No. 2025-044](#)

[Staff Report](#)

[Public Comment](#)

Deputy Director, Senior, Leo Mantey, gave an overview of this and the following request, ORD. 2025-045.

Jonet Prevost-White, from the City of Richmond's Water Resources division spoke about the property's proximity to the nearby perennial stream, Rattlesnake Creek.

No one spoke during the public comment period.

A motion was made by Commissioner White, seconded by Commissioner Greenfield, that this item be recommended for approval. The motion passed unanimously.

21. [ORD. 2025-045](#) To vacate, pursuant to Va. Code § 15.2-2272(2), those parts of the Oxford Addition, Terrace P subdivision plat that reserved 3601 Sherbrook Road and a portion of 3717 Sherbrook Road, upon certain terms and conditions. (4th District)

Attachments: [Ord. No. 2025-045](#)

[Staff Report](#)

[Public Comment](#)

A motion was made by Commissioner White, seconded by Commissioner Greenfield, that this item be recommended for approval. The motion passed unanimously.

22. [ORD. 2025-088](#) To direct the conveyance of the City-owned real estate located at 1501 Fendall Avenue, consisting of 3.0491± acres, and all or a portion of the City-owned real estate located at 1601 Fendall Avenue, consisting of 2.6226 acres ±, for nominal consideration to Eden Village of Richmond, Inc. for the purpose of facilitating the construction of permanent affordable housing for homeless and low to moderate income individuals and associated parking. (3rd District)

Attachments: [Ord. No. 2025-088](#)

A representative for the city provided an overview of this request.

During the public comment period the following person spoke in support of this request:

Cathy Ritter

Following the motion to approve this request, Commissioner Pinnock opened the discussion by highlighting the need for affordable housing.

Commissioner Robertson spoke to the importance of the city supporting projects for affordable housing.

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

23. [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. (As Amended) (9th District)

Attachments: [Ord. No. 2025-025 - Amended 20250609](#)
[20250609 Amendment of Ord. No. 2025-025](#)
[Staff Report](#)
[Public Comment](#)

Jonathan Brown, Planner, gave an overview of this request.

Preston Lloyd, on behalf of the applicant, presented further information on this request.

During the public comment period, 9th District Councilwoman Jones raised a number of concerns about the proposal. No other members of the public spoke.

Following the public comment period, Preston Lloyd requested that the City Planning Commission continue this item to allow the applicant additional time to communicate with the Councilperson to resolve concerns.

Following the motion to continue, Commissioner Robertson discussed the challenge that the city faces to satisfy the critical demand for housing while also ensuring the proper infrastructure is in place to support it.

A motion was made by Commissioner Greenfield, seconded by Commissioner White, that this item be continued to the June 3, 2025 meeting of the Planning Commission. The motion passed unanimously.

24. [ORD. 2025-080](#) To authorize the special use of the property known as 418 Hunt Avenue for the purpose of up to one two-family detached dwelling and one single-family detached dwelling, upon certain terms and conditions. (As Amended) (3rd District)

Attachments: [Ord. No. 2025-080 - Amended 20250623](#)
[20250623 Amendment of Ord. No. 2025-080](#)
[Staff Report](#)
[Public Comment](#)
[Public Comment Council](#)

Madison Wilson, Planner, gave an overview of this request.

Alessandro Ragazzi with Baker Development Resources, on behalf of the applicant, presented further information on this request.

During the public comment period, 3rd District Councilwoman Gibson spoke, noting concerns about storm water.

Additionally, the following people spoke in opposition to this request:

Kendra Mamula
Nicole Corley

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

Upcoming Items

Alyson Oliver, Secretary, gave a brief overview of items slated for the May 20, 2026 City Planning Commission agenda.

Adjournment

Chair Poole adjourned the meeting at 9:27 pm