

INTRODUCED: April 27, 2026

AN ORDINANCE No. 2026-101

To authorize the special use of the property known as 4201 Corbin Street for the purpose of a day nursery for up to 12 children within an accessory structure, upon certain terms and conditions. (3<sup>rd</sup> District)

\_\_\_\_\_  
Patron – Mayor Avula (By Request)

\_\_\_\_\_  
Approved as to form and legality  
by the City Attorney  
\_\_\_\_\_

PUBLIC HEARING: MAY 26 2026 AT 6 P.M.

WHEREAS, the owner of the property known as 4201 Corbin Street, which is situated in a R-5 Single-Family Residential District, desires to use such property for the purpose of a day nursery for up to 12 children within an accessory structure, which use, among other things, is not currently allowed by sections 30-410.2, concerning permitted accessory uses and structures, 30-410.5, concerning yards, and 30-630.9, concerning permitted projections and encroachments in yards and courts, of the Code of the City of Richmond (2020), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2020), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the

AYES:            8            NOES:            0            ABSTAIN:        \_\_\_\_\_

ADOPTED:      MAY 26 2026      REJECTED:    \_\_\_\_\_    STRICKEN:    \_\_\_\_\_

safety, health, morals and general welfare of the community involved, will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, will not create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; and

WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the Council has conducted a public hearing on this ordinance at which the person in interest and all other persons have had an opportunity to be heard;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond (2020), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards from fire, panic or other dangers, (iv) tend to overcrowding of land and cause an undue concentration of population, (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies,

sewage disposal, transportation or other public requirements, conveniences and improvements, or (vi) interfere with adequate light and air.

§ 2. **Grant of Special Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, the property known as 4201 Corbin Street and identified as Tax Parcel No. N018-0454/001 in the 2026 records of the City Assessor, being more particularly shown on a survey entitled “Plat Showing Improvements on No. 4201 Corbin Street, in the City of Richmond, Virginia.,” prepared by McKnight & Associates, P.C., and dated December 24, 2025, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of a day nursery for up to 12 children within an accessory structure, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “4201 Corbin St. Richmond VA,” “4201 Corbin St Richmond VA 23222, Elavation [sic] Plans,” and “4201 Corbin St. Richmond VA 23222, Proposed Floor Plans,” all prepared by Ronesia Forbey, and undated, and “Elavations [sic], 4201 Corbin St. Richmond VA, As-Built Plans,” prepared by Ronesia Forbey, and dated September 23, 2025, hereinafter referred to, collectively, as “the Plans,” copies of which are attached to and made a part of this ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a special use permit for the Property. The special use permit shall inure to the benefit of the owner or owners of the fee simple title to the Property as of the date on which this ordinance is adopted and their successors in fee simple title, all of which are hereinafter referred to as “the Owner.” The conditions contained in this ordinance shall be binding on the Owner.

§ 3. **Special Terms and Conditions.** This special use permit is conditioned on the following special terms and conditions:

(a) The Special Use of the Property shall be as a day nursery for up to 12 children within an accessory structure, not including children living on the Property.

(b) No off-street parking shall be required for the Special Use.

(c) The hours of operation for the day nursery shall be between 7:00 a.m. and 6:00 p.m., Sunday through Saturday.

(d) The day nursery shall be licensed by and operated under the requirements of the Virginia Department of Education or its successor agency.

(e) The day nursery shall be operated by the Owner or occupant residing on the Property.

(f) The outdoor play area, substantially as shown in the area labeled "Proposed Play Area" on the Plans, shall be enclosed within a continuous fence or wall not less than four feet in height, which may be (i) located within a required front yard or a required side yard; (ii) opaque or nonopaque, or (iii) a chain-link fence.

(g) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any adjoining public right-of-way.

§ 4. **Supplemental Terms and Conditions.** This special use permit is conditioned on the following supplemental terms and conditions:

(a) All required final grading and drainage plans, together with all easements made necessary by such plans, must be approved by the Director of Public Utilities prior to the issuance of the building permit.

(b) Storm or surface water shall not be allowed to accumulate on the land. The Owner, at its sole cost and expense, shall provide and maintain at all times adequate facilities for the

drainage of storm or surface water from the Property so as not to adversely affect or damage any other property or public streets and the use thereof.

(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

(d) Any encroachments existing, proposed on the Plans or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws.

(e) In all other respects, the use of the Property shall be in accordance with the applicable underlying zoning regulations.

§ 5. **General Terms and Conditions.** This special use permit is conditioned on the following general terms and conditions:

(a) No permit implementing this special use permit shall be approved until satisfactory evidence has been presented to the Zoning Administrator that any delinquent real estate taxes applicable to the Property have been paid.

(b) The Owner shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the Property, except as otherwise expressly provided in this ordinance.

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2020), as amended, unless the context clearly indicates that a different meaning is intended.

(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto;

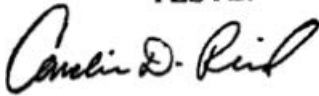
consequently, if any portion of this ordinance is determined to be invalid for any reason by a final, non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a certificate of occupancy for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the certificate of occupancy shall be made within 1,096 calendar days following the date on which this ordinance becomes effective. If the application for the certificate of occupancy is not made with the time period stated in the previous sentence, this ordinance and the special use permit granted hereby shall terminate and become null and void.

§ 7. **Effective Date.** This ordinance shall be in force and effect upon adoption.

A TRUE COPY:  
TESTE:  
  
Carolin D. Reed  
City Clerk

# City of Richmond

## Intracity Correspondence

**O&R Transmittal**

**DATE:** March 4, 2026

**TO:** The Honorable Members of City Council

**THROUGH:** The Honorable Dr. Danny Avula, Mayor (by request)  
(This in no way reflects a recommendation on behalf of the Mayor)

**THROUGH:** Odie Donald II, Chief Administrative Officer

**THROUGH:** Sharon L. Ebert, DCAO for Economic Development and Planning

**FROM:** Kevin J. Vonck, Director of Planning & Development Review

**RE:** To authorize the special use of the property known as 4201 Corbin Street for the purpose of a day nursery for up to 12 children within an accessory structure, upon certain terms and conditions.

**ORD. OR RES. No.** \_\_\_\_\_

**PURPOSE:** The applicant is requesting a Special Use Permit to authorize a day nursery in a R-5 Single-Family Residential District. While the day nursery use is permitted in the R-5 District, it must be located within a church, other place of worship, a community center, or a school building. A Special Use Permit is therefore necessary to proceed with this request.

**BACKGROUND:** The property is located on the corner of Corbin Street and Cheatwood Avenue. It is a 8,518 square foot (0.19 acre) parcel of land improved with a single-family detached dwelling and a detached accessory structure. The City’s Richmond 300 Master Plan designates a future land use for the property as Residential. This designation is defined as a neighborhood consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature. Development Style: Houses on medium-sized and large-sized lots in a largely auto-dependent environment. Homes are setback from the street. Future developments continue and/or introduce a gridded street pattern to increase connectivity. Future single-family housing, accessory dwelling

units, duplexes, and small multi-family residential buildings are built to a scale and design that is consistent with existing buildings.

**Mobility:** Bicycle and pedestrian access are prioritized and accommodated. Low residential density means that it is not possible to provide frequent transit within these areas; however, frequent transit may be found at the edges of these areas within more intense future land use designations. Many homes have driveways and/or garages, which are located off an alley behind the home if an alley is present.

**Intensity:** Buildings are generally one to three stories. Lot sizes generally range up to 5,000 to 20,000+ sq. ft. Residential density of 2 to 10 housing units per acre.

**Primary Uses:** Single-family houses, accessory dwelling units, and open space.

**Secondary Uses:** Duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural. Secondary uses may be found along major streets.

**COMMUNITY ENGAGEMENT:** The Washington Park Civic Association was notified of the application; additional community notification will take place after introduction.

**STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL:** Richmond 300 Master Plan

**FISCAL IMPACT:** \$400 application fee.

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** April 13, 2026

**CITY COUNCIL PUBLIC HEARING DATE:** May 11, 2026

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** Planning Commission May 5, 2026

**AFFECTED AGENCIES:** Office of Chief Administrative Officer

Law Department (for review of draft ordinance)

**RELATIONSHIP TO EXISTING ORD. OR RES.:** None

**ATTACHMENTS:** Draft Ordinance, Authorization from Property Owner, Applicant's Report, Plans, Survey

**STAFF:**

Alyson Oliver, Program and Operations Supervisor, Land Use Administration (Room 511) 646-3709

O&R Request

Page 3 of 3

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Shaianna Trump, Planner & Secretary to the City Planning Commission, Land Use Administration  
(Room 511) 646-7319



**CITY OF RICHMOND, VA**  
**Department of Planning and Development Review**  
**Land Use Administration Division**  
900 East Broad Street, City Hall - Room 511, Richmond, Virginia 23219

**AUTHORIZATION FROM PROPERTY OWNER**

**TO BE COMPLETED BY THE APPLICANT**

Applicant must complete ALL items

HOME/SITE ADDRESS: 4201 Corbin St Richmond Va 23222 APARTMENT NO/SUITE \_\_\_\_\_

APPLICANT'S NAME: Ronesia Forbey EMAIL ADDRESS: \_\_\_\_\_

BUSINESS NAME (IF APPLICABLE): \_\_\_\_\_

SUBJECT PROPERTY OR PROPERTIES: 4201 Corbin St. Richmond Va 23222

**APPLICATION REQUESTED**

- Site Plan (New or Amendment)
- Wireless Site Plan (New or Amendment)
- Special Use Permit (New or Amendment)
- Rezoning or Conditional Rezoning
- Conditional Use Permit
- Certificate of Appropriateness (Conceptual, Administrative Approval, Final)
- Community Unit Plan (Final, Preliminary, and/or Amendment)
- Subdivision (Preliminary or Final Plat Correction or Extension)

**TO BE COMPLETED BY THE AUTHORIZED OWNER**

Owner must complete ALL items

Signing this affidavit acknowledges that you, as the owner or lessee of the property, authorize the above applicant to submit the above selected application/s on your behalf.

PROPERTY OWNER: Ronesia Forbey

PROPERTY OWNER ADDRESS: 4201 Corbin St. Richmond Va 23222

PROPERTY OWNER EMAIL ADDRESS: \_\_\_\_\_

PROPERTY OWNER PHONE NUMBER: 8042475508

Property Owner Signature: Ronesia Forbey

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney.

**Applicants Report:**

This report is submitted in the support of a special use permit (SUP) for the property at 4201 Corbin St. Richmond Va. 23222. The applicant seeks approval to utilize the existing garage and newly constructed addition as a Virginia proposed use for small child day home. The purpose of this report is to provide a detailed description of the property, the addition, and proposed use, demonstrating compliance with applicable zoning and land use regulations.

\*Property Description

\*Lot Size: 9,375 sq ft

\*Zoning R-5

\*Existing Structures: Single family residence with a detached garage; addition constructed to the left side of garage (as facing)

\*Orientation: Garage and addition are located behind the main structure

Addition Details: 16x24 standard wood frame with insulated concrete slab

- Four windows and one door (two windows and main door on front of addition with two windows on left side of addition as facing.
- Flooring insulated slab no crawl space
- Intended use will be for supervised play and learning area for children.

Proposed use:

The addition will serve as a supervised learning space for children attending the home based day program.

Activities: indoor supervised activities, Limited Outdoor use in designated 792sqft play area enclosed by 6ft privacy fence

\*Hours of operation: 7am to 6pm

\*Occupancy: would like to care for no more than 10 children with two fulltime staff and two floaters.

\*Safety Measures: 6ft privacy fence enclosing the play area; Compliant with fire safety codes.

Neighborhood Impact: Use of the addition and garage does not increase street traffic, on street parking alongside Cheatwood Ave and Corbin St. which is alongside main property.

Noise and Disturbance: Activities will be conducted indoors with minimal noise impact; Outdoor play supervised and restricted to daytime hours.

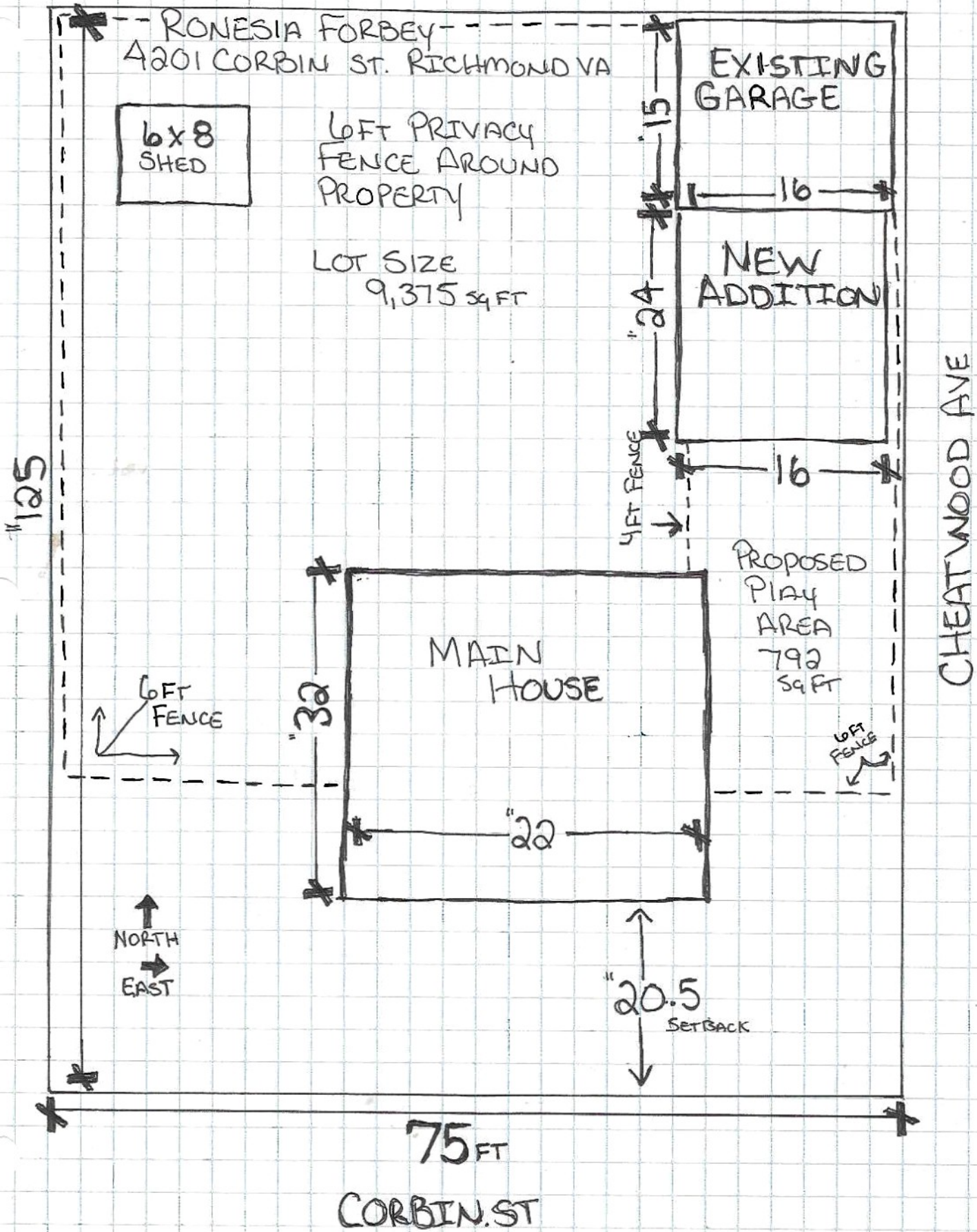
The proposed use is consistent with surrounding residential properties and will not affect property values.

Applicant respectfully request approval of this Special Use Permit to utilize the garage and addition for a child day home. The project has been designed to comply with all relevant zoning and building regulations, and the proposed activities will have minimal impact on neighbors and surrounding community. The proposed will serve those in the community and neighboring schools as we have great relationships with.

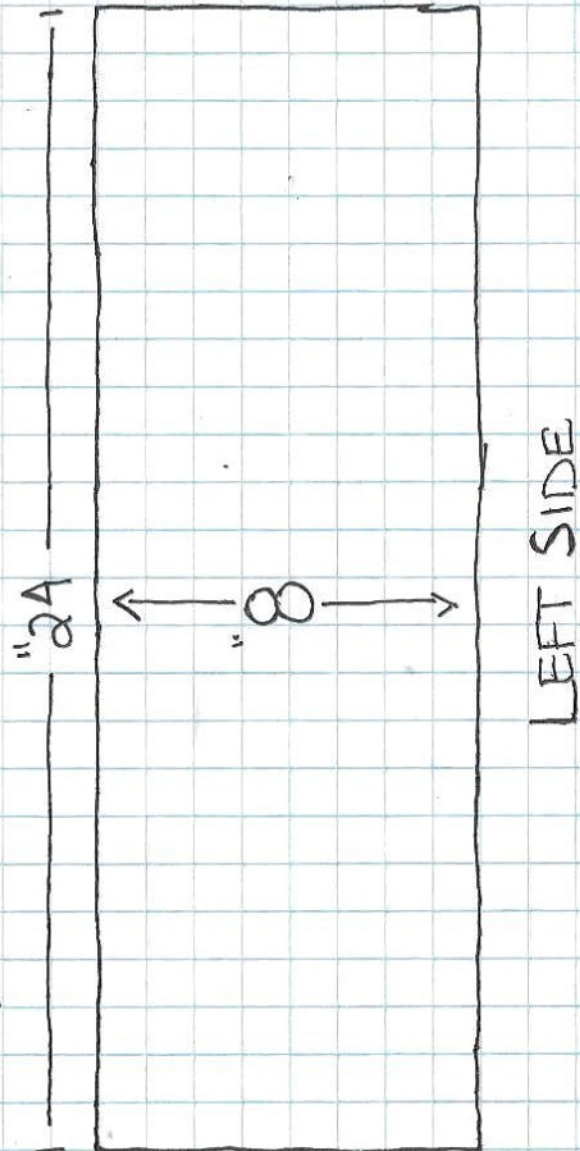
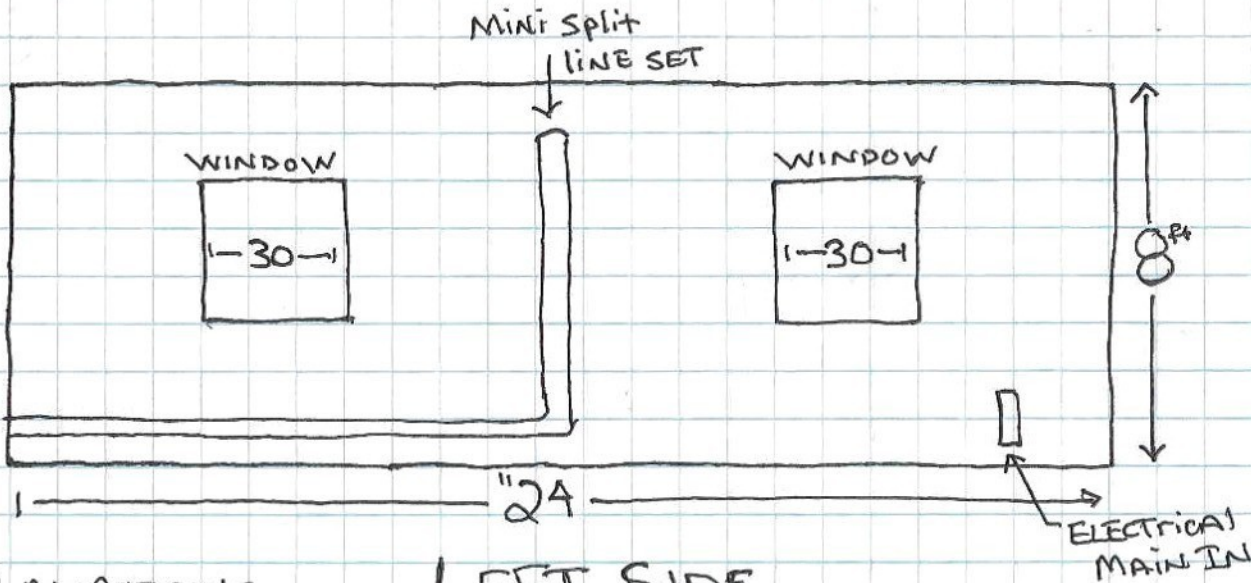
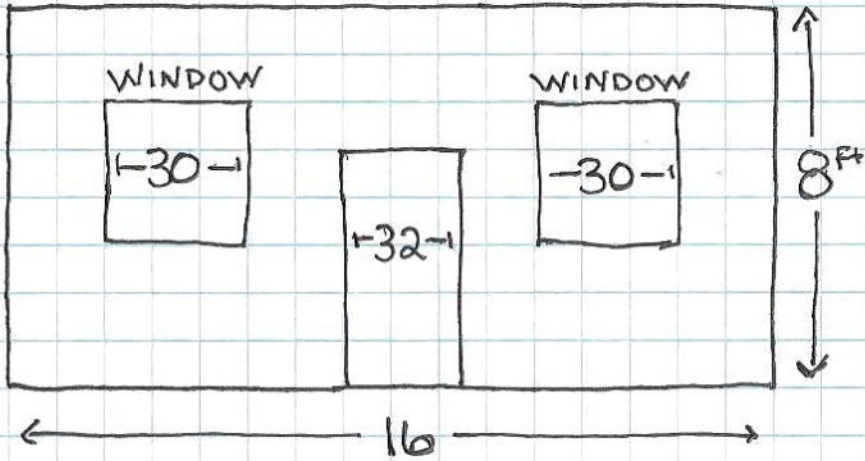
Prepared by: Ronesia Forbey



# BACK ALLEY

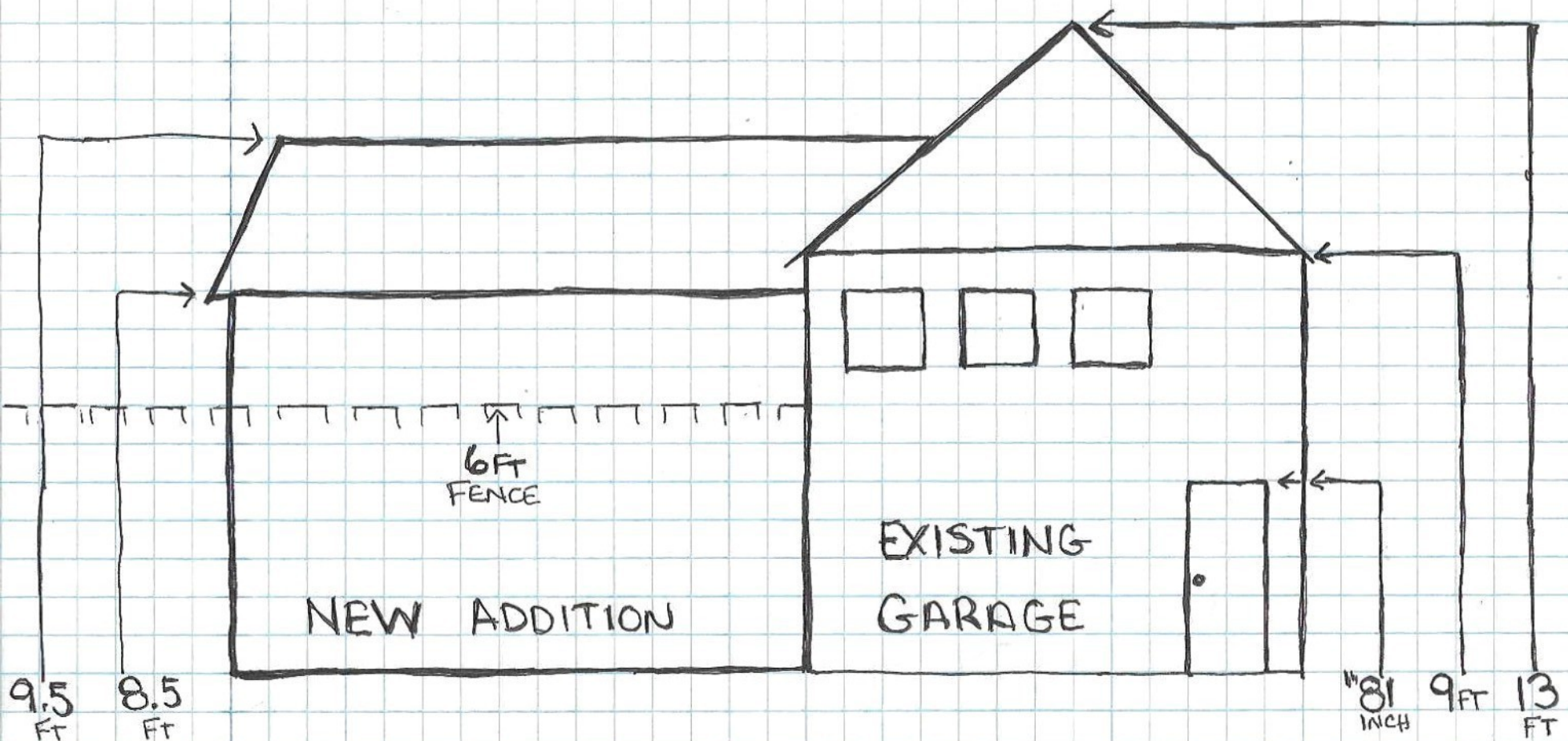


FRONT



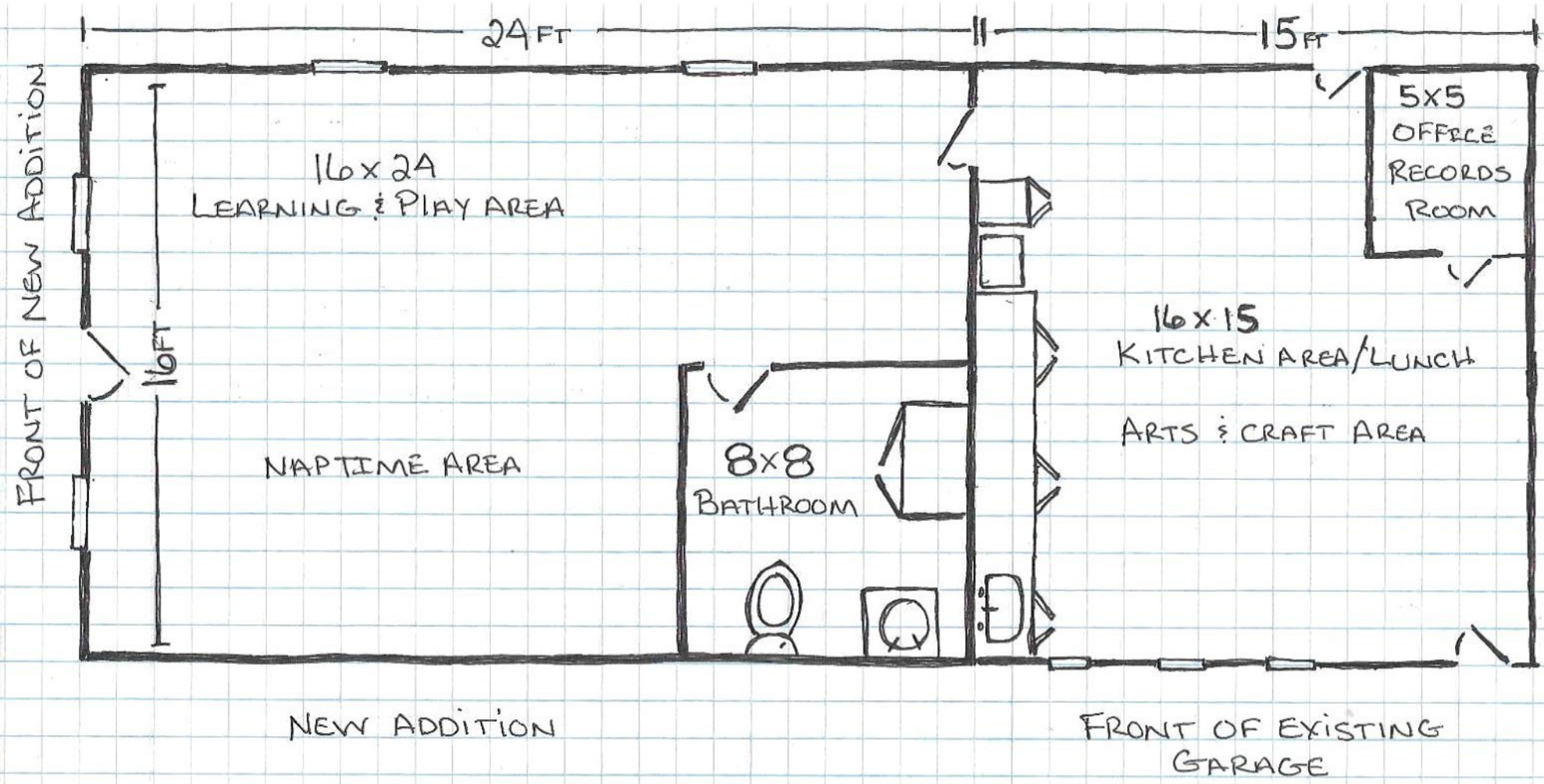
ELAYATIONS  
A201 CORBIN ST. RICHMOND VA  
AS-BUILT PLANS  
RONESIA FORBESY  
SEPT 23 2025

LEFT SIDE  
NEW ADDITION



RONESIA FORBEY  
 4201 CORBIN ST RICHMOND VA 23022  
 ELEVATION PLANS

VIEW FROM  
 CHEATWOOD AVE  
 LEFT FENCE IS IN FRONT  
 OF ADDITION ON THIS  
 SIDE.



RONESIA FORBEY  
 4201 CORBIN ST. RICHMOND VA 23023  
 PROPOSED FLOOR PLANS