

INTRODUCED: July 27, 2026

AN ORDINANCE No. 2026-179

To authorize the special use of the property known as 4508 West Broad Street for the purpose of automobile sales and service, excluding engine replacement, transmission replacement, and collision repairs, upon certain terms and conditions.

Patron – Mayor Avula (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: SEP 14 2026 AT 6 P.M.

WHEREAS, the owner of the property known as 4508 West Broad Street, which is situated in a TOD-1 Transit-Oriented Nodal District, desires to use such property for the purpose of automobile sales and service, excluding engine replacement, transmission replacement, and collision repairs, which use, among other things, is not currently allowed by section 30-457.2, concerning permitted principal and accessory uses, 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: _____ NOES: _____ ABSTAIN: _____

ADOPTED: _____ 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 4508 West Broad Street and identified as Tax Parcel No. N000-2002/012 in the 2026 records of the City Assessor, being more particularly shown on a survey entitled “Existing Conditions,” provided on sheet C1.00 of the plans entitled “Richmond Lincoln, 4510 West Broad Street, Richmond, VA 23230,” prepared by vhb, and dated May 29, 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 automobile sales and service, excluding engine replacement, transmission replacement, and collision repairs, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Richmond Lincoln, 4510 West Broad Street, Richmond, VA 23230,” prepared by vhb, and dated August 12, 2025, hereinafter referred to 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 automobile sales and service, excluding engine replacement, transmission replacement, and collision repairs, substantially as shown on the

Plans.

(b) The building location, the parking area, the vehicular circulation on the Property, the entrance onto West Broad Street, and the entrance onto Westmoreland Street shall be substantially as shown on the Plans.

(c) The building's exterior façade shall be of high-quality building materials, including brick, brick veneer, stone, stone veneer, other masonry materials, fiber cement siding (such as HardiPlank, HardieShingle, and HardiTrim), engineered wood siding (such as LP SmartSide), glass, metal panels, or other similar materials. Vinyl and plywood shall not be permitted. Other materials shall be permitted for parapets, cornices, surrounds, trim, architectural decorations, and design elements. The corner closest to the intersection of West Broad Street and Westmoreland Street shall incorporate glass by using a butt glazed curtain wall or other glass wall system, or another architecturally enhanced corner elevation approved by the Director of Planning and Development Review.

(d) All outdoor areas devoted to storage or display or vehicular circulation shall be provided with landscaped areas along West Broad Street and Westmoreland Street in accordance with either buffer alternative G or I in section 30-710.13 of the Code of the City of Richmond (2020), as amended.

(e) A decorative fence, at least 36 inches in height, shall be installed between the vehicle parking area and West Broad Street. Chain link fencing shall not be permitted.

(f) No front yard, side yards, or rear yard shall be required for the Special Use.

(g) The height of the Special Use shall be a minimum of 16 feet, as measured to the top of the parapet wall.

(h) All mechanical equipment serving the Property shall be located or screened so as

not to be visible from abutting public right-of-way.

(i) Except as otherwise expressly provided in this ordinance, the parking area shall be subject to the applicable improvement requirements and landscape standards set forth in Chapter 30, Article VII, Division 2.1 of the Code of the City of Richmond (2020), as amended.

(j) Building fenestration shall be as set forth in section 30-457.10 of the Code of the City of Richmond (2020), as amended.

(k) No auto rental operations shall be permitted on the Property.

(l) No facilities for dispensing motor fuels shall be permitted on the Property.

(m) All storage of tires on the Property shall be inside of buildings.

(n) No dismantled or junked vehicle unfit for operation on the streets shall be parked or stored outside on an enclosed building.

(o) Prior to the issuance of any building permit for the Special Use, the Owner shall obtain approval for a site plan for the Special Use from the Director of Planning and Development Review, or the designee thereof, pursuant to Chapter 30, Article X, Division 4 of the Code of the City of Richmond (2020), as amended.

(p) Except as otherwise expressly provided in this ordinance, the provisions of sections 30-457.1 through 30-457.11 of the Code of the City of Richmond (2020), as amended, shall not apply to the Special Use.

§ 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 before 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) The Owner shall make improvements within the right-of-way substantially as shown on the Plans, which improvements may be completed in one or more phases as approved by the Director of Public Works. All improvements and work within the public right-of-way shall be (i) completed in accordance with the requirements of the Director of Public Works, (ii) considered completed only upon written confirmation by the Director of Public Works or the designee thereof that such improvements and work are in accordance with such requirements, and (iii) transferred to the City, following such written confirmation by the Director of Public Works or the designee thereof, pursuant to a transfer of interest document approved as to form by the City Attorney and accepted by the Chief Administrative Officer or the designee thereof on behalf of the City. The Chief Administrative Officer or the designee thereof, for and on behalf of the City, is hereby authorized to accept, in the manner for which this subsection provides, all improvements and work required by and meeting the requirements of this subsection. The final certificate of

occupancy shall not be issued for the Property until all requirements of this subsection are fully satisfied.

(f) 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 building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 1,096 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, 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.



City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: June 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 4508 West Broad Street for the purpose of automobile sales and service, excluding engine replacement, transmission replacement, and collision repairs, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: The applicant is requesting a Special Use Permit to authorize the expansion of an automobile sales and service use within a TOD-1 (Transit Oriented Nodal District) zoning district. Expansion of the proposed use is not permitted. A Special Use Permit is therefore required.

BACKGROUND: The property is located at 4408 West Broad Street in the Sauer's Gardens neighborhood. The property is currently a 40,419 sq. ft., (.9 acre), parcel of land currently used as vehicle sales and service. The City's Richmond 300 Master Plan designates a future land use for the subject property as Corridor Mixed Use, which is defined as a development that is found "...along major commercial corridors and envisioned to provide for medium- to medium-high-density pedestrian- and transit-oriented development."

Intensity: Buildings generally ranging from two to ten stories, based on street widths and depending on the historic context and stepping down in height adjacent to residential areas. New buildings that are taller than historical buildings should step back from the build-to line after matching the height of the predominant cornice line of the block. Primary Uses: Retail/office/personal service, multi-family residential, cultural, and open space. Secondary Uses: Single-family houses, institutional, and government.

The current zoning for this property is TOD-1 (Transit Oriented Nodal District) zoning district. Adjacent and nearby properties are located within the same TOD-1 zones. The area is primarily commercial with some residential uses beyond the southern side of West Broad Street.

COMMUNITY ENGAGEMENT: The Sauer's Garden 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: \$3,600 application fee.

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: July 27, 2026

CITY COUNCIL PUBLIC HEARING DATE: September 14, 2026

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission, August 18, 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, Application Form, Applicant's Report, Plans, Survey, Map

STAFF: Jonathan Brown, Principal Planner, Land Use Administration (Room 511) 646-5734

Special Use Permit Applicant's Report
Tax Map Parcel ID: N0002002012

INTRODUCTION

Richmond Ford has been a staple in the Richmond community since 1916, serving as one of the first automobile dealerships in Virginia. For over a century, the organization has been a business anchor on Broad Street and a proud contributor to the growth and vitality of the City.

Richmond Ford includes the Ford dealership and the Richmond Commercial Truck Center located at 4508 West Broad Street (the "Property"), which is across Westmoreland Street from the Ford dealership. Over the past four years, Richmond Ford has invested over five million dollars in improvements to the Property, including a \$500,000 investment to install a public vehicle charging center. Now, Richmond Ford wants to continue its investment in the City by adding a Lincoln showroom in place of the commercial truck center. This Lincoln showroom will dramatically improve the aesthetics of the Property and bring more consumers from the region to the City. This will be the only Lincoln showroom in the Richmond region.

In addition to its long-standing business presence, Richmond Ford has consistently supported the local community through partnerships with VCU Children's Hospital, the Alzheimer's Association, Mothers Against Drunk Driving, and the Wildlife Foundation of Virginia, among many others. The company employs roughly 300 people, provides maintenance and care for numerous municipality vehicles, and supplies and maintains thousands of local business trucks that keep Richmond operating including a new mobile service fleet designed to support our region's essential industries wherever they operate.

PROPOSED USE AND SPECIAL USE PERMIT REQUEST

In 2022, the City completed a blanket rezoning of the northside of West Broad Street, west of I-195 to the City line. This effort was admirable, but did not recognize that a long standing investor in the City and the community would be negatively impacted. This change made this long tenured commercial truck business a legal, nonconforming use, along with the Ford dealership.

Kody Holdings, II, L.L.C. (the "Applicant"), is the owner of the Property, and the Kody family, who are the owners of Richmond Ford, submit this request to continue the legacy of this Richmond car dealership by adding a Lincoln showroom in the City.

To permit the addition of the Lincoln showroom on the Property, the Applicant requests a special use permit ("SUP") to add the automobile dealership use to the TOD-1 District for this Property, along with regulations specific to the use. Attached to this report are recommended use regulations for the automobile dealership. These regulations are based on the layout for the Property with the new Lincoln showroom, also attached. The last attachment is the proposed elevation of the new Lincoln showroom that will face West Broad Street.

EXISTING PROPERTY AND SURROUNDING AREA

The Property is located at the intersection of West Broad Street and Westmoreland Street. The Property is located across Westmoreland Street from the Applicant's Ford dealership. Also nearby is a Chevrolet dealership, a U-HAUL rental business, and numerous industrial/commercial businesses. This area has historically housed businesses similar to the requested Lincoln showroom.

THE RICHMOND 300 PLAN

The Richmond 300 Plan designates the Property's future use as Corridor Mixed-Use. Although the Project does not align with the City's designated future use, the current use has existed at this site for over twenty years without issue and the Applicant simply wants to improve the appearance of the site while maintaining the current use. The proposed improvements simply give the business and community a stronger, more attractive future.

The advantage of this approach is that the TOD-1 District remains in place to facilitate the redevelopment of the Property into a TOD-1-type of building in the event the need for automobile dealerships ceases due to self-driving cars.

SUITABILITY OF SPECIAL USE PERMIT and FINDINGS OF FACT

The following are factors listed in Section 30-1050.1 of the Zoning Ordinance to be considered with the review of special use permit applications.

The proposed SUP will:

- *NOT be detrimental to the safety, health, morals, and general welfare of the community.*

The proposed Project will continue the same use as the last twenty years and provide the opportunity for a significant improvement to the aesthetic of the Property.

- *NOT tend to create congestion in streets, roads, alleys, and other public ways and places in the area.*

The Project should have a negligible impact on traffic in the area, as the proposed use is the same as the current use.

- *NOT create hazards from fire, panic or other dangers.*

The Project will be constructed in accordance with applicable building and fire safety codes and energy conservation requirements.

- *NOT overcrowd land or cause an undue concentration of population.*

The Project will not overcrowd land or cause an undue concentration. The Property is currently used as a Ford commercial truck sales center and the Project will continue the same use as a Lincoln showroom.

- *NOT adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.*

The above-referenced City services will not be adversely affected by the proposed use of the Project. Utilities and infrastructure are in place and adequate for the proposed use. The proposed reuse of the Property will enhance the area without affecting existing public facilities.

- *NOT interfere with adequate light and air.*

The Property is in a location with ample air, light and space components. The light and air available to the Property and adjacent properties will not change if the SUP is granted.

CONCLUSION

The Applicant intends to carry forward the tradition of this Richmond-based enterprise and modernize the Property into a cutting-edge dealership, incorporating distinctive architectural features, professional landscaping, and a layout designed for customer convenience. The Project will be a highly visible symbol of revitalization along West Broad Street contributing to the area's future transformation and thereby furthering the City's aspirations for this corridor.

In addition to the new Lincoln showroom, the Applicant continues to invest in the Ford dealership.. The ongoing reinvestment underscores the Applicant's commitment to remaining a forward-thinking and community-oriented business that continues to give back to the City of Richmond. Richmond Ford's operations not only support hundreds of local jobs but also sustain thousands of commercial vehicles that power the region's economy, from municipalities to small businesses, ensuring that Richmond keeps moving forward.

List of Attachments

Recommended Use Regulations for the Ordinance
Layout
Front Elevation

RECOMMENDED USE REGULATIONS

In addition to the permitted principal uses under the TOD-1 District, the following use shall be a permitted principal use: auto and truck sales and storage; provided that:

- a. This use is limited to the sale and service of new cars and trucks with accessory sales and service of used cars and trucks.
- b. The building on the Property is located generally in the south west corner of the Property with no vehicular parking and circulation between the building and West Broad Street and no vehicular parking located between the building and Westmoreland Street. Vehicular circulation shall be permitted between the building and Westmoreland Street.
- c. The building's exterior façade shall be of high-quality building materials, including brick, brick veneer, stone, stone veneer, other masonry materials, fiber cement siding (such as HardiPlank, HardieShingle, and HardiTrim), engineered wood siding (such as LP SmartSide), glass, metal panels, and other similar materials. Vinyl and plywood are not permitted. Other materials may be used for parapets, cornices, surrounds, trim, architectural decorations, and design elements. The corner closest to the intersection of West Broad Street and Westmoreland Street shall incorporate glass by using a butt glazed curtain wall or other glass wall system, or another architecturally enhanced corner elevation approved by the Director of Planning.
- d. There shall not be more than one vehicular entrance onto West Broad Street and this entrance shall be located on the eastern half of the Property. There shall not be more than one vehicular entrance on Westmoreland Street and this entrance shall be located on the northern half of the Property.
- e. The front façade of the building (facing West Broad Street) shall be constructed, initially, in general conformance with the building elevation attached hereto.
- f. No dismantled or junked vehicle unfit for operation on the streets shall be parked or stored outside of an enclosed building.
- g. All outdoor areas devoted to storage or display and vehicular circulation shall be provided with landscaped areas along West Broad Street and Westmoreland Street in accordance with either alternative G or I in subsections 30-710.13(1) and (2) of the Zoning Ordinance. This landscape requirement shall be inclusive of at least one (1) large deciduous trees and at least five (5) small ornamental trees, planted and maintained between the decorative fence and either the building or parking area along West Broad Street, unless another location or another type of tree is approved in conjunction with site plan review and approval. This landscape requirement shall also be inclusive of at least two (2) large deciduous trees and at least three (3) small ornamental trees, planted and maintained between the back of sidewalk and either the

building or parking area along Westmoreland Street, unless another location or another type of tree is approved in conjunction with site plan review and approval.

- h. A decorative fence, at least 36 inches in height, shall be installed between the vehicle parking area and Broad Street. Chain link fencing is not permitted.
- i. The required yards shall be:
 - 1) Front yard.
 - a. No front yard shall be required.
 - 2) Side yards.
 - a. No side yards shall be required.
 - 3) Rear yard.
 - a. No rear yard shall be required.
- j. The minimum building height shall be sixteen (16) feet, as measured to the top of the parapet wall, and the maximum building height shall be twelve (12) stories.
- k. The parking area shall be subject to the applicable improvement requirements and landscape standards set forth in Article VII, Division 2.1 of the Zoning Ordinance.
- l. A site plan shall be submitted prior to issuance of a building permit.
- m. The other requirements applicable to the TOD-1 District shall not apply to this use only.

Summary report: Litera Compare for Word 11.12.0.83 Document comparison done on 2/3/2026 5:26:24 PM	
Style name: Default Style	
Intelligent Table Comparison: Active	
Original DMS: iw://hirschlerlaw.cloudimanage.com/iman/23750514/9 - 4508 Broad St (Applicant's Report)(12.23.25).docx	
Modified DMS: iw://hirschlerlaw.cloudimanage.com/iman/23750514/10 - 4508 Broad St (Applicant's Report)(12.23.25).docx	
Changes:	
<u>Add</u>	3
Delete	0
Move From	0
<u>Move To</u>	0
<u>Table Insert</u>	0
Table Delete	0
<u>Table moves to</u>	0
Table moves from	0
Embedded Graphics (Visio, ChemDraw, Images etc.)	0
Embedded Excel	0
Format changes	0
Total Changes:	3



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: 2100 E. Cary Street APARTMENT NO/SUITE _____

APPLICANT'S NAME: Kody Holdings, II, L.L.C. EMAIL ADDRESS: _____

BUSINESS NAME (IF APPLICABLE): _____

SUBJECT PROPERTY *JS* R PROPERTIES: 4508 W. Broad Street
(Tax Map No. N0002002012)

APPLICATION REQUESTED

- ☐ Plan of Development (New or Amendment)
- ☐ Wireless Plan of Development (New or Amendment)
- ☒ Special Use Permit (New or Amendment)
- ☐ Rezoning or Conditional Rezoning
- ☐ 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: Kody Holdings, II, L.L.C.

PROPERTY OWNER ADDRESS: 2100 E. Cary Street

PROPERTY OWNER EMAIL ADDRESS: _____

PROPERTY OWNER PHONE NUMBER: 804-771-9557 *JS*

Property Owner Signature: _____ *JS*

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.

SPECIAL LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

1. That I Kayla Kody, Manager of
Kody Holdings, II, L.L.C., a Virginia limited liability company
(Telephone), 804-358.5521
(Address) 4600 West Broad St Richmond, VA 23230
as owner of the property described as:
2. Parcels:
a. N0002002012 (4508 W. Broad Street)

and authorized to take such action, do hereby make, constitute and appoint:
3. Jeffrey P. Geiger (804.771.9557), Susan S. Smith, Amari Starling
(804.771-9526), and Robert Benaicha (804.771.9512) any one of whom may act.
(Address) Hirschler Fleischer, P. O. Box 500, Richmond, VA 23218-0500
to act as my true and lawful attorney-in-fact for and in my name, place and stead with full
power and authority I would have if acting personally to seek site plan approval, subdivision
approval, rezoning, conditional use, special use permit and/or special exception, and to set
forth and offer such legally acceptable voluntarily proffered conditions including any
additions, amendments, modifications or deletions thereto that in his discretion are deemed
reasonable, appropriate and necessary.
4. In witness thereof, I have hereto set my hand and seal this ___ day of October, 2025.

Kody Holdings, II, L.L.C.,
a Virginia limited liability company

By: [Signature]
Name: KAYLA KODY
Title: Managing Partner

STATE/Commonwealth of Virginia,
CITY/COUNTY OF Richmond, to-wit:

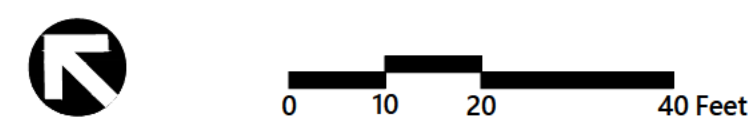
The foregoing Power of Attorney was acknowledged before me in my jurisdiction aforesaid by
Kayla Kody as Manager of Kody Holdings, II, L.L.C., a Virginia limited liability
company this 24 day of October 2025.

[Signature]
Notary Public

My commission expires: 06/30/2027

My notary registration number is: 8037740





4510 West Broad Street
Richmond, VA 23230

No	Revision	Date	Appvd.
----	----------	------	--------

Designed by	Checked by
	MBA

05/29/2025

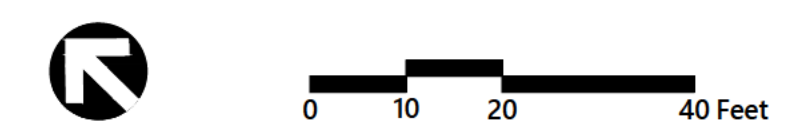
EXISTING CONDITIONS

Drawing Number

C1.00

Sheet of

Project Number
35382.00

[illegible]

C3.00

Project Number
35382.00

LANDSCAPE SCHEDULE

LARGE DECIDUOUS TREE

ORNAMENTAL TREE

MEDIUM EVERGREEN SHRUB

GROUND COVER



**City of Richmond
Department of Planning
& Development Review**

Special Use Permit

LOCATION: 4508 W Broad Street

APPLICANT: Jeffrey Geiger

COUNCIL DISTRICT: 1

PROPOSAL: To authorize the special use of the property known as 4508 West Broad Street for the purpose of automobile sales and service, excluding engine replacement, transmission replacement, and collision repairs, upon certain terms and conditions.

*For questions, please contact Shaianna Trump
at 804-646-7319 or Shaianna.Trump2@rva.gov*

