

INTRODUCED: December 15, 2025

AN ORDINANCE No. 2025-269

To authorize the special use of the property known as 406 Brook Road for the purpose of retail, jewelry repair and manufacturing, and a restaurant with outdoor dining, upon certain terms and conditions.

Patron – Mayor Avula (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: JAN 12 2026 AT 6 P.M.

WHEREAS, the owner of the property known as 406 Brook Road, which is situated in a RO-2 Residential-Office District, desires to use such property for the purpose of retail, jewelry repair and manufacturing, and a restaurant with outdoor dining, which uses, among other things, are not currently allowed by section 30-426.1 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 safety, health, morals and general welfare of the community involved, will not tend to create

AYES: 8 NOES: 0 ABSTAIN: _____

ADOPTED: JAN 12 2026 REJECTED: _____ STRICKEN: _____

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 406 Brook Road and identified as Tax Parcel No. N000-0150/015 in the 2025 records of the City Assessor, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of retail, jewelry repair and manufacturing, and a restaurant with outdoor dining, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Gb Jewelry/Rest Pizza, Floor Plan,” prepared by Robert Stigall, and dated April 29, 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 retail, jewelry repair and manufacturing, and a restaurant with outdoor dining, substantially as shown on the Plans.

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

(c) All site improvements shall be substantially as shown on the Plans.

(d) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any 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.

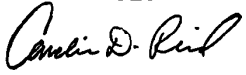
(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute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

A TRUE COPY:
TESTE:

City Clerk

City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: December 3, 2025

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 406 Brook Road for the purpose of retail, jewelry repair and manufacturing, and a restaurant with outdoor dining, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: The applicant is requesting a special use permit to authorize retail, jewelry repair and manufacturing, and a restaurant with outdoor dining. The property is located in a RO-2 Residential Office District, which does not allow these uses. A Special Use Permit is therefore necessary to proceed with this request.

BACKGROUND: The property is located in the Jackson Ward neighborhood on Brook Road between West Clay Street and West Marshall Street. The property is a 3,200 square foot parcel improved with a two-story brick building. The existing building is to remain.

The City's Master Plan designates the future land use for this parcel as Neighborhood Mixed-Use, which is defined as existing or new highly walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses.

Intensity: Building heights are generally two to four stories. Buildings taller than four stories may be found along major streets. Parcels are generally between 1,500 and 5,000 sq. ft.

Primary Uses: Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space.

Secondary Uses: Large multifamily buildings (10+units), retail/office/personal service, institutional, cultural, and government.

COMMUNITY ENGAGEMENT: Historic Jackson Ward 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: \$2,400 application fee.

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: December 8, 2026

CITY COUNCIL PUBLIC HEARING DATE: January 12, 2026

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission January 6, 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

STAFF:

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

Shaianna Trump, Planner Associate, Land Use Administration (Room 511) 646-7319



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

Application for **SPECIAL USE PERMIT**

Department of Planning and Development Review

Land Use Administration Division

900 E. Broad Street, Room 511

Richmond, Virginia 23219

(804) 646-6304

<https://rva.gov/planning-development-review>

Application is hereby submitted for: (check one)

- ☒ special use permit, new
☐ special use permit, plan amendment
☐ special use permit, text only amendment

Project Name/Location

Property Address: 406 Brook Rd Richmond, VA 23220 Date: 1/9/2025

Parcel I.D. #: 2018093-N000150015 Fee: \$1200

Total area of affected site in acres: 0.073

(See page 6 for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: RO-2

Richmond 300 Land Use Designation: NH-MU

Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)

General Retail Shop, Jewelry Repair, Wholesale Kitchen, Commissary Kitchen for Catering operation, Menu Tastings for catering clients, Limited Service, Hours of operation Monday-Sunday 10AM-6PM (Special Events open until 10PM), Outdoor Seating In Rear Courtyard (Marshall St. Entrance) for special events

Existing Use: Residential/Office

Is this property subject to any previous land use cases?

Yes No

☐☒

If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Virginia Lee Benton & Robert Edwin Stigall III

Company: G B Jewelry & Rest Pizza LLC

Mailing Address: 521 N Sheppard St

City: Richmond State: VA Zip Code: 23221

Telephone: (804) 931-5757 Fax: ()

Email: [REDACTED]

Property Owner: Castle Street Realty LLC

If Business Entity, name and title of authorized signee: John Ravelli, President/Manager

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: 113 N Foushee St

City: Richmond State: VA Zip Code: 23220

Telephone: (919) 291-8320 Fax: ()

Email: [REDACTED]

Property Owner Signature: John Ravelli

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. Faxed or photocopied signatures will not be accepted.

NOTE: Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for special use permits)

Special Use Permit
Statement of Justification
02/24/2025

Property Address: 406 Brook Rd Richmond, VA 23220
Parcel ID: 2018093-N0000150015

Dear Reviewer:

Please accept this statement of justification for a Special Use Permit on the property at 406 Brook Rd ("Subject Property").

The Subject Property is zoned RO-2 Residential/Office. The Subject Property has a Parcel Square Footage of 3200.13 and an acreage of .073 . The subject property is 450 - B Mixed Use Class. The surrounding properties on Brook Rd are also zoned RO-2 Residential/Office. The surrounding properties have been rezoned and are being utilized as residential and commercial establishments. They are home to Residences, a wholesale/commissary kitchen, a gallery and music venue/bar, and a restaurant/bar with general retail store.

The proposed Special Use Plan is to utilize the existing space for a General Retail Shop, Jewelry Repair, and a Cafe. Hours of operation Monday-Sunday 8AM-10PM

The Subject Property is a perfect location for our business because it is located within the arts district. We will be located next to the intersection of Brook Rd and W Marshall St which was transformed in 2021 with three place-making projects consisting of a custom-designed parklet, pedestrian plaza, and an intersection mural designed to slow down traffic. The redesigned area provides space for community gatherings and art appreciation.

Information gathered from Venture Richmonds 2019-2022 Downtown Transformation Issue

We are a business that is primarily focused on, one on one interactions with our clients. Our Goal is to use the space as a setting for the consultation and creation of Custom Bridal, Engagement, and One Of A Kind Jewelry and offering jeweler services to the community (ie. Jewelry repair, sizing, and restoration) We will also be promoting a Catering Experience for the wedding and event market in the local Richmond area. As an inclusive business we know that we will enrich the neighborhood and the surrounding community. The proposed project will have positive impact on the desirability and marketability of the area by featuring an up and coming woman owned business that serves every type of person with kindness, compassion, and awareness. The Cafe will offer preservative free, healthier options to the local community and clients seeking our services.

*See attached drawings of the proposed Site Plan and Floor Plan.

The Subject Property will not have any negative effect on the current traffic conditions. Jackson Ward boasts a walkability score of 95 and a bike-ability score of 79. We are applying for a loading zone on the street directly in front of our business. (Brook Rd.) So, as not to impede traffic, or cause road hazards, when receiving deliveries. The transformation to our nearest intersection, mentioned earlier, is also a good indicator that we will not be a hazard or impedance on the daily life of our neighbors.

The Subject Property and proposed plan is consistent with the Richmond 300 plan for downtown mixed use. The Richmond 300 plan mentions that positive zoning changes are being made in Jackson Ward , a priority growth node, to encourage the development of mixed use properties for people in the area to live and work.

“Conversion of office properties to new uses such as residential and hospitality, a popular topic nationally, has been transforming downtown Richmond for the past 15 years. Being ahead of the curve in this area has brought many benefits to downtown.”

Excerpt from : A COMPARATIVE ANALYSIS OF DOWNTOWN RICHMOND, VIRGINIA - A 2022 IDA STUDY, Page 7 (Key Points)

The subject property will not have an undue adverse effect on the public health, safety or general welfare. We intend to follow all local guidelines, rules, and regulations to insure the health and well being of all of our neighbors. For our food services we will be preparing our products offsite in a Commissary Kitchen. We are a small footprint business by design and every step of our process is created with safety and environmental impact in mind.

We thank you for your time an consideration. Should you have any questions, please feel free to contact us.

Sincerely,

Robert Stigall - Rest Pizza LLC - [REDACTED]

Virginia Benton - GB Jewelry - [REDACTED]

Virginia Lee Benton

Robert Stigall

406 Brook Rd
Richmond, VA 23220

Total Area
862 Sqft

