

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 1710 Mactavish Avenue and identified as Tax Parcel No: N000-1792/001 in the 2026 records of the City Assessor, being more particularly shown on a survey entitled “ALTA/NSPS Land Title Survey Showing Improvements on 1710 MacTavish Avenue, City of Richmond, Virginia,” prepared by Potts, Minter, and Associates, P.C., and dated November 16, 2020, 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 motor vehicle sales, rental, and service facility, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “ALTA/NSPS Land Title Survey Showing Improvements on 1710 MacTavish Avenue, City of Richmond, Virginia,” prepared by Potts, Minter, and Associates, P.C., and dated November 16, 2020, and “Special Use Permit Application, Supplemental Supporting Pictures for Dealership Zoning,” prepared by Current Motors LLC, and undated, 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 motor vehicle sales, rental, and service facility, substantially as shown on the Plans.

(b) All mechanical equipment, including heating, ventilation, and air conditioning units, 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.

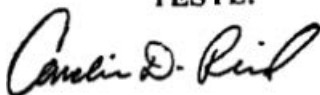
(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute 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 or when the Special Use of the Property as authorized by this ordinance is abandoned for a period of 730 consecutive calendar days, 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 Zoning Administrator is authorized to issue a certificate of zoning compliance for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the certificate of zoning compliance shall be made within 730 calendar days following the date on which this ordinance becomes effective. If the application for the certificate of zoning compliance is not made within 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:

City Clerk

City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: December 15, 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 1710 MacTavish Avenue for the purpose of motor vehicle sales, rental, and service facility, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: The applicant proposes to operate an electric vehicle dealership within an existing commercial structure. The dealership will primarily conduct online sales with minimal foot traffic. Motor vehicle dealerships are not permitted uses in the B-7 Mixed-Use Business District. A Special Use Permit is therefore requested in order to operate this business.

BACKGROUND: The .397-acre property located on the northwest corner of MacTavish Avenue and Rockbridge Street in the Scott’s Addition neighborhood. The property is improved with a zero-lot line industrial structure encompassing nearly the entire parcel. The City’s Richmond 300 Master Plan designates a future land use for the subject property as Industrial mixed-use described as formerly traditional industrial areas that are transitioning to mixed-use because of their proximity to growing neighborhoods and changes in market conditions. These areas may still retain some light industrial uses.” (p. 88)

Intensity: Medium to high-density, three to eight stories.

Primary Uses: Retail/office/personal service, multi-family residential, cultural, and open space.

The current zoning for this property is B-7 Mixed-Use Business District. Adjacent properties are also located within this district. The uses in the area are primarily light industrial and mixed uses.

COMMUNITY ENGAGEMENT: The property is located within the boundaries of The Fan District **Association and the Fan Area Business Alliance**; 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: May 11, 2026

CITY COUNCIL PUBLIC HEARING DATE: June 8, 2026

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission June 2, 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 Manager, Land Use Administration (Room 511) 646-3709

David Watson, Planner, Land Use Administration (Room 511) 646-1036



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: 1757 Lucky Debonair Ct. Wheaton, IL 60189 APARTMENT NO/SUITE _____
APPLICANT'S NAME: Matt Benoist EMAIL ADDRESS: [REDACTED]
BUSINESS NAME (IF APPLICABLE): Curent Motors, LLC
SUBJECT PROPERTY OR PROPERTIES: 1710 MacTavish Avenue, Richmond, VA 23230

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: Etuk Americas LLC
PROPERTY OWNER ADDRESS: 1757 Lucky Debonair Ct. Wheaton, IL 60189
PROPERTY OWNER EMAIL ADDRESS: [REDACTED]
PROPERTY OWNER PHONE NUMBER: 630-441-4286
Property Owner Signature: Matt Benoist (Lessee)

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.

Department of Planning and Development Review

Land Use Administration Division

900 East Broad Street, City Hall - Room 511

Richmond, Virginia 23219

To Whom It May Concern:

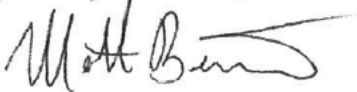
I am submitting the enclosed Special Use Permit application on behalf of Current Motors, LLC for the property located at 1710 MacTavish Avenue, Richmond, VA. As outlined in the attached Applicant's Report and plans, Current Motors proposes to operate a primarily online and virtual electric vehicle dealership at this location.

The site already contains appropriate office space and secure areas for administrative functions required by the Virginia Department of Motor Vehicles. No construction or modifications to the existing structures are proposed. The dealership's operations will have minimal on-site activity, limited traffic impact, and no adverse effect on surrounding properties or public services.

We believe the proposed use fully complies with the criteria outlined in the City Charter and aligns with the goals of the Richmond 300 Master Plan. The attached materials provide additional details demonstrating compatibility with the surrounding area and the suitability of the proposed use for this location.

Thank you for your time and consideration. Please feel free to contact me at any time should additional information be required.

Respectfully submitted,



Matt Benoist

Current Motors, LLC

[REDACTED]

630-441-4286

Applicant's Report and Special Use Plan

Property Address: 1710 MacTavish Avenue, Richmond, VA

Applicant: Current Motors

Use Requested: Special Use Permit to allow operation of an automotive dealership (primarily electric vehicles)

Zoning: Industrial / Automotive Repair (not currently zoned for vehicle sales)

1. Overview of Proposed Use

Current Motors is an automotive dealership specializing in electric vehicles and sustainable transportation solutions. The proposed use involves operating a primarily online/virtual vehicle dealership with limited on-site activity. The site at 1710 MacTavish Avenue will serve as the administrative and licensing location required by the Virginia Department of Motor Vehicles for dealership operations. The facility already includes an existing office area with secure, lockable doors suitable for dealership record storage and administrative use, and interior and gated exterior space for vehicle display if needed. No construction, remodeling, or exterior modifications are proposed. The site will remain substantially as-is.

2. Operational Details

Primary Business Model: Online and virtual dealership for electric vehicles.

On-Site Customer Visits: Minimal to none; most customers will purchase vehicles remotely and have them delivered.

Hours of Operation: Minimum of 20 hours per week, including at least 10 hours during normal daytime business hours.

Employees On-Site: Typically one to two staff members present during operating hours.

Parking: Ample on-street parking available.

Traffic Impact: Minimal—no regular customer traffic, test drives, or deliveries expected to generate congestion.

3. Compatibility with Surrounding Area

The property is located in an area zoned for industrial and automotive repair uses. The proposed use as a vehicle dealership is compatible with existing industrial and light automotive activities. The dealership will operate primarily indoors and will not generate any additional noise, congestion, or odors. Given its light operational footprint, the use will not alter the character of the neighborhood, nor will it increase density or strain public services.

4. Compliance with City Charter Standards

a. Safety, Health, Morals, and General Welfare: The dealership poses no risk to public safety or health.

Operations will be administrative and virtual in nature, with minimal on-site activity and strict adherence to city fire and safety codes.

b. Traffic and Congestion: The dealership's online-first model means no material increase in traffic. Occasional delivery or transport of vehicles will occur during off-peak hours and will not create congestion.

c. Hazards from Fire, Panic, or Other Dangers: The site will not store hazardous materials or conduct vehicle repairs. There are no increased fire or safety risks associated with the proposed use.

d. Overcrowding or Concentration of Population: The business will employ only a few staff members, and the

small-scale operation will not cause overcrowding or overuse of land.

e. Impact on Public Services or Infrastructure: There will be no interference with nearby schools, parks, utilities, or other public infrastructure. The use requires no additional sewer, water, or electrical capacity.

f. Adequate Light and Air: No structural changes are planned. The use will not interfere with light, air, or visibility for adjacent properties.

5. Compliance with the Richmond 300 Master Plan

The proposed use supports the City of Richmond's Richmond 300 Master Plan goals by promoting clean energy transportation and sustainable business activity; reusing existing industrial infrastructure efficiently; and encouraging small business development and innovative uses within mixed industrial zones. The dealership use is therefore compatible with the Master Plan's vision for economic vitality, sustainability, and adaptive reuse of existing properties.

6. Community Impact and Communication

Current Motors does not anticipate any impact on surrounding residents or businesses. As part of the pre-application process, the applicant will communicate with nearby property owners and civic associations to answer questions and address any concerns.

7. Summary

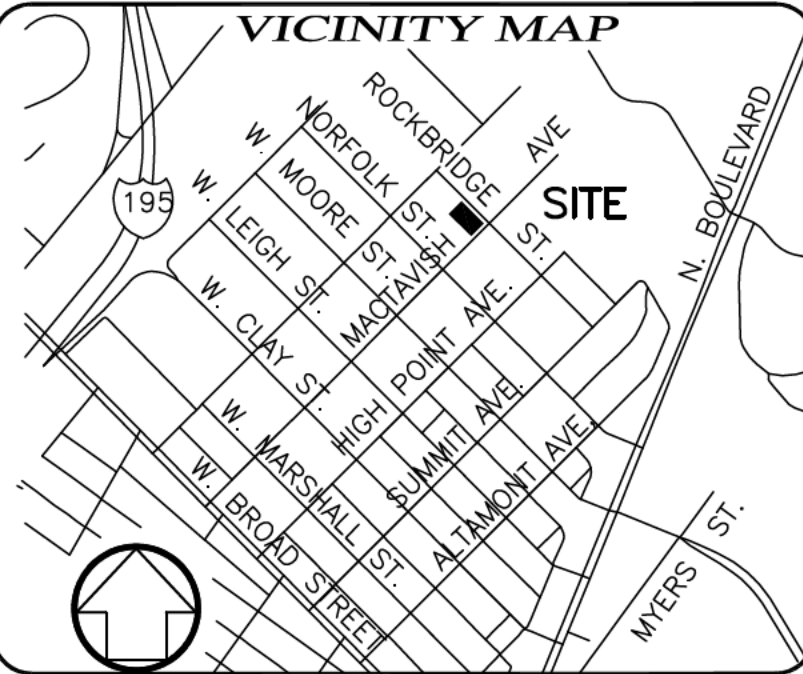
The proposed Current Motors dealership at 1710 MacTavish Avenue requires no construction or modification, generates minimal traffic or disturbance, aligns with the Richmond 300 Master Plan, is compatible with the area's industrial use, and meets all conditions outlined by the City Charter for special use permit approval. For these reasons, Current Motors respectfully requests the approval of this Special Use Permit.

Respectfully submitted,

Matt Benoist

Current Motors

Date: 11/13/2025



- NOTES:
1. PARKING: 0 STRIPED SPACES
 2. OVERHEAD UTILITIES ARE SHOWN BASED ON OBSERVED EVIDENCE.
 3. THIS PROPERTY APPEARS TO BE LOCATED IN "X" AS SCALED FROM FEMA COMMUNITY PANEL NO. 5101290028D, EFFECTIVE APRIL 2, 2009.
 4. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED.
 5. NO CHANGES IN STREET R/W LINES PROVIDED.
 6. NO RECORD OF DELINEATED WETLANDS PROVIDED.
 7. THIS PROPERTY REPRESENTS THE SAME PROPERTY DESCRIBED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER 20018007 EFFECTIVE OCTOBER 28, 2020.

LEGEND

R/W	RIGHT OF WAY	T	TELEPHONE	[Symbol]	ASPHALT
CONC.	CONCRETE	CTV	INTERNET/TV	[Symbol]	BUILDING
D.B.	DEED BOOK	P	POWER	[Symbol]	CONCRETE
PG.	PAGE	BLDG.	BUILDING		
INST.	INSTRUMENT				

**ALTA/NSPS LAND TITLE SURVEY
SHOWING IMPROVEMENTS ON
1710 MACTAVISH AVENUE
CITY OF RICHMOND, VIRGINIA**

NOVEMBER 16, 2020 SCALE: 1" = 15'

SURVEYED BY:
POTTS, MINTER AND ASSOCIATES, P.C.
Engineers, Land Surveyors, Land Planners
3520 Courthouse Road Richmond, Va. 23236
Phone: (804) 745-2876 Fax: 745-9571

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND WITH IMPROVEMENTS THEREON AND APPURTENANCES THERETO BELONGING, LYING AND BEING IN THAT PORTION OF THE CITY OF RICHMOND, VIRGINIA, KNOWN OR FORMERLY KNOWN AS SCOTT'S OR MACTAVISH ADDITION, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT MARKED BY A STONE WHERE THE WESTERN LINE OF MACTAVISH AVENUE INTERSECTS THE SOUTHERN LINE OF ROCKBRIDGE STREET, THENCE EXTENDING IN A SOUTHWARDLY DIRECTION ALONG THE WESTERN LINE OF MACTAVISH AVENUE, S 46 DEGREES 28' 00" W, A DISTANCE OF 100.40 FEET TO A POINT MARKED BY A SPIKE; THENCE N 43 DEGREES 20' 00" W A DISTANCE OF 172.51 FEET TO A POINT MARKED BY A PIPE; THENCE N 46 DEGREES 27' 00" E, A DISTANCE OF 99.90 FEET TO A POINT ON THE SOUTHERN LINE OF ROCKBRIDGE STREET MARKED BY A NAIL; THENCE S 43 DEGREES 30' 00" E, ALONG THE SOUTHERN LINE OF ROCKBRIDGE STREET, A DISTANCE OF 172.54 FEET TO THE POINT OF BEGINNING, ALL AS SHOWN ON A CERTAIN PLAT OF SURVEY, MADE BY RUFFIN P. BUTLER, CERTIFIED LAND SURVEYOR, DATED FEBRUARY 25, 1978, ATTACHED TO AND MADE A PART OF A DEED OF TRUST RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF RICHMOND, VIRGINIA IN DEED BOOK 734, PAGE 1032.

BEING THE SAME PROPERTY CONVEYED TO MAGGIE MAY, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY BY DEED FROM HUDGINS ENTERPRISES II, LLC, A FLORIDA LIMITED LIABILITY COMPANY, DATED SEPTEMBER 18, 2006, RECORDED OCTOBER 5, 2006, IN THE CLERK'S OFFICE, CIRCUIT COURT, CITY OF RICHMOND, VIRGINIA, AS INSTRUMENT NO. 060034712.

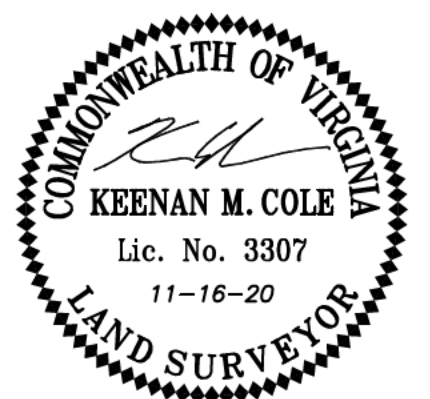
**SCHEDULE B - SECTION 2
EXCEPTIONS**

5. EASEMENT DATED AUGUST 8, 1957, RECORDED JUNE 15, 1965, IN DEED BOOK 632-A, PAGE 663 IS PLOTTED HEREON.
6. RAILROAD EASEMENT AND MAINTENANCE AGREEMENT GRANTED BY INSTRUMENT DATED MAY 2, 1956, RECORDED MAY 7, 1956, IN DEED BOOK 571-B, PAGE 198 IS PLOTTED HEREON.
7. EASEMENT DATED OCTOBER 15, 1997, RECORDED NOVEMBER 7, 1997, AS INSTRUMENT NO. 970024687 IS PLOTTED HEREON.

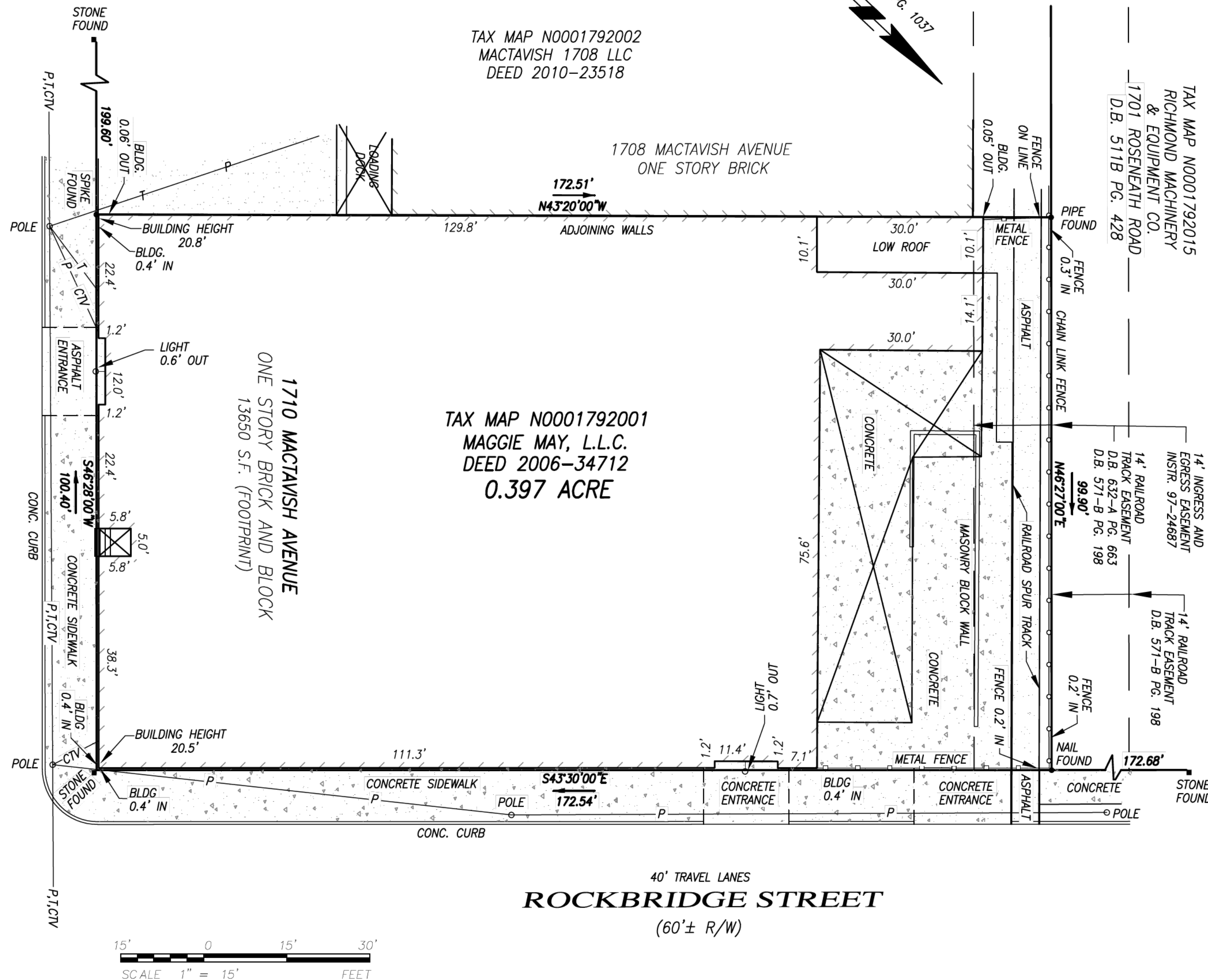
SURVEYORS CERTIFICATE

TO: ROSENEATH HOLDINGS, LLC; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES TABLE A ITEMS 1, 2, 3, 4, 7, 8, 9, 11 (OBSERVED ONLY), 13, 14, 16, & 17 THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 16, 2020.

Keenan M. Cole
KEENAN COLE
REGISTRATION NO. 3307



JOB NO. 2011-02



Current Motors LLC

Special Use Permit Application

Supplemental Supporting Pictures for Dealership Zoning



Existing, Unoccupied Office to be used as Current Motors' Dealership Office. (Highlighted on Plat of Survey in RED Outline)



Current, Unoccupied Office
Interior with adequate space per
MVDB Requirements



Allotted, indoor storage space
for 10 vehicles per MVDB
requirements (Denoted on Plat
of Survey in BLUE)



Existing, Outdoor space to store
10 vehicles per MVDB
requirements (if needed) with
locked, gated access (Denoted
on Plat of Survey in BLUE)



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

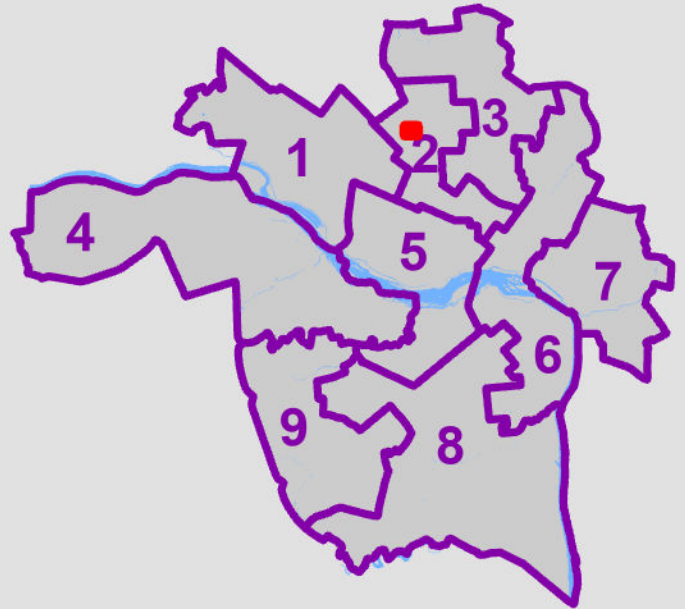
Special Use Permit

LOCATION: 1710 MacTavish Avenue

APPLICANT: Current Motors, LLC

COUNCIL DISTRICT: 2

PROPOSAL: To authorize the special use of the property known as 1710 MacTavish Avenue for the purpose of motor vehicle sales, rental, and service facility, upon certain terms and conditions.



For questions, please contact David Watson at 804-646-1036 or David.Watson@rva.gov

