



December 3, 2024

CITY OF RICHMOND
DEPARTMENT OF PLANNING
& DEVELOPMENT REVIEW

CPCR.2024.034 - RESOLUTION OF THE RICHMOND CITY PLANNING COMMISSION APPROVING A FINAL COMMUNITY UNIT PLAN AMENDMENT FOR STONY POINT SHOPPING CENTER, TO AUTHORIZE THE CONSTRUCTION OF RESTAURANT OUTDOOR SEATING LOCATED AT 3088 STONY POINT ROAD, WITHIN MAP SECTION E OF THE SOUTHERN PORTION OF THE STONY POINT COMMUNITY UNIT PLAN

WHEREAS; pursuant to the provisions of the Stony Point Community Unit Plan, which was adopted by City Council on December 15, 1975, and last amended on July 22, 2024, by Ordinance Number 2024-184; this request is to allow for the construction of restaurant outdoor seating located at 3088 Stony Point Road, shown on the plans entitled “The Granite Grill and Bar, 3088 Stony Point Rd. Richmond, VA 23235,” prepared by Johannas Design Group, and dated November 18, 2024, copies of which are on file in the office of the Department of Planning and Development Review; and

WHEREAS, the Commission has reviewed the Plans and received a report from the Department of Planning and Development Review, and found the Plans to be consistent with the regulations of the Zoning Ordinance, and not in conflict with any of the conditions specified in the Preliminary Community Unit Plan and Existing Final Site Plan for the larger Shopping Center;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Richmond, Virginia, in accordance with Division 30 of Chapter 30 of the Code of the City of Richmond (2020), as amended, hereby determines that the proposed Community Unit Plan Final Plan will adequately safeguard the health, safety and welfare of the occupants of the adjoining and surrounding properties, will not unreasonably impair an adequate supply of light and air to adjacent properties, will not unreasonably increase congestion in streets and will not increase public danger from fire or otherwise unreasonably affect public safety and will not diminish or impair the established values of property in surrounding areas.

BE IT FURTHER RESOLVED, that the Planning Commission having held a public hearing on the Community Unit Plan Final Plan Amendment on December 3, 2024, hereby approves said plan, with the following conditions:

1. Applications for building permits for the Plans shall be submitted within five years of the date of this resolution, as specified in the Preliminary Community Unit Plan.
2. All applicable landscaping shown on the approved site plan must be installed prior to issuance of any Certificate of Occupancy for the proposed outdoor seating area.

Rodney Poole
Chair, City Planning Commission

Alyson Oliver
Secretary, City Planning Commission