

INTRODUCED: January 12, 2026

AN ORDINANCE No. 2026-030

To amend and reordain Ord. No. 2017-180, adopted October 9, 2017, which authorized the special use of the properties known as 3801 Seminary Avenue (and alternatively as 1010 West Laburnum Avenue), 3800 Chamberlayne Avenue, and 3802 ½ Chamberlayne Avenue for the purpose of a vocational school accessory to a church, upon certain terms and conditions, to modify the permitted uses and operational hours. (3rd District)

Patron – Mayor Avula (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: FEB 9 2026 AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

I. That Ordinance No. 2017-180, adopted October 9, 2017, be and is hereby amended and reordained as follows:

WHEREAS, the owner of the properties known as 3801 Seminary Avenue (and alternatively as 1010 West Laburnum Avenue), which is situated in a R-1 Single-Family Residential District, and 3800 Chamberlayne Avenue and 3802 ½ Chamberlayne Avenue, which are situated in a R-48 Multifamily Residential District, desires to use a portion of those properties for the purpose of a vocational school accessory to a church, which use, among other things, is not

AYES: _____ NOES: _____ ABSTAIN: _____

ADOPTED: _____ REJECTED: _____ STRICKEN: _____

currently allowed by sections 30-402.2 or 30-416.2 of the Code of the City of Richmond [~~(2015)~~]
(2020), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond [~~(2010)~~]
(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 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 [~~(2015)~~]
(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 amendatory ordinance, a portion of the properties known as 3801 Seminary Avenue (and alternatively as 1010 West Laburnum Avenue), 3800 Chamberlayne Avenue, and 3802 ½ Chamberlayne Avenue, identified as Tax Parcel Nos. N000-1899/013, N000-1899/012, and N000-1899/011, respectively, in the [2017] 2026 records of the City Assessor, being more particularly described in deeds recorded as instrument numbers 738 and 739 among the land records of the Clerk of the Circuit Court of the City of Richmond, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of a vocational school accessory to a church, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled [~~“THIRD FLOOR 1/8 = 1-0,” prepared by Wright, Jones & Wilkerson Architects, dated January 15, 1964, and last revised February 25, 1964~~] “Proposed Salon and Cosmetology School at 1010 W Laburnum Ave.,” prepared by Vanessa Outlaw, and dated August 12, 2025, hereinafter referred to as “the Plans,” a copy of which is attached to and made a part of this amendatory 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 a vocational school accessory to a church.

The vocational school shall occupy portions of the third floor of the building at 1010 West Laburnum Avenue for classrooms and office space, substantially as shown on the Plans. Principal and accessory uses permitted by the underlying zoning shall also be permitted on the Property.

(b) The vocational school shall provide [~~only classroom~~] instruction only in the fields of barbering[; ~~carpentry~~;] and cosmetology[; ~~electricity; heating, ventilation and air conditioning; plumbing; and residential maintenance~~]. Salon services for profit shall be permitted. No heavy machinery, welding equipment, or internal combustion engine shall be used in conjunction with the Special Use.

(c) [~~The Special Use shall be served by no fewer than 70 parking spaces located at 3800 Chamberlayne Avenue and 3802 ½ Chamberlayne Avenue.~~

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

(e) Hours of operation of the vocational school shall be limited to Monday through [~~Thursday~~] Saturday between the hours of 8:30 a.m. and [~~9:00~~] 9:30 p.m.

(f) Students of the vocational school shall be at least 16 years of age.

(g) A maximum of no more than 60 students shall be enrolled at any time.

§ 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 [~~(2015)~~] (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 [~~(2015)~~] (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 [~~(2015)~~] (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 [~~(2015)~~] (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~~ Commissioner of Buildings is authorized to issue a ~~certificate of zoning compliance~~ building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this amendatory

ordinance. An application for the [~~certificate of zoning compliance~~] building permit shall be made within [180] 365 calendar days following the date on which this amendatory ordinance becomes effective. If either the application for the [~~certificate of zoning compliance~~] 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 amendatory 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.

II. This amendatory ordinance shall be in force and effect upon adoption.

City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: September 23, 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 amend and reordain Ord. No. 2017-180, adopted October 9, 2017, which authorized the special use of the properties known as 3801 Seminary Avenue (and alternatively as 1010 West Laburnum Avenue), 3800 Chamberlayne Avenue, and 3802 ½ Chamberlayne Avenue for the purpose of a vocational school accessory to a church, upon certain terms and conditions, to modify the permitted uses and operational hours.

ORD. OR RES. No. _____

PURPOSE: The applicant is seeking the to operate a cosmetology school including the sale of salon services, and to update the conditions and uses of the existing SUP associated with the property, therefore, a Special Use Permit amendment is required.

BACKGROUND: The property is located in the North Side neighborhood on the corner of West Laburnum Ave and Seminary Ave. The property is currently a 31,744 sq. ft. (.73 acre) parcel of land. The City's Richmond 300 Master Plan designates a future land use for the subject property as Residential, which is defined as "Neighborhood consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature...Secondary uses: Duplexes and small multi-family buildings, institutional, and cultural."

The current zoning for this property is split between R-1 Single-Family Residential and R-48 Multifamily Residential. Adjacent properties are located within the respective R-1 and R-48 zones. The area is generally multi family residential and single-family residential with institutional uses present.

COMMUNITY ENGAGEMENT: Ginter Park Residents 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: \$1200 application fee.

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: January 12, 2026

CITY COUNCIL PUBLIC HEARING DATE: February 9, 2026

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission February 3, 2026

AFFECTED AGENCIES: Office of Chief Administrative Officer

Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: Ord. 2017-180

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

Madison Wilson, Planner, Land Use Administration (Room 511) 646-7436



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: 4024 Beulah Rd N. Chis 71d **APARTMENT NO/SUITE** _____

APPLICANT'S NAME: Vanessa Sutler V4.23237 **EMAIL ADDRESS:** [REDACTED]

BUSINESS NAME (IF APPLICABLE): Styles & Styles Academy

SUBJECT PROPERTY OR PROPERTIES: 1010 Laburnum Ave. Richmond, Va. 23227

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: Ginter Park United Methodist Church

PROPERTY OWNER ADDRESS: 1010 W Laburnum Ave., Richmond VA 23227

PROPERTY OWNER EMAIL ADDRESS: [REDACTED]

PROPERTY OWNER PHONE NUMBER: 703-638-4225

Property Owner Signature: Reginald D. Fife

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.

Applicant Report

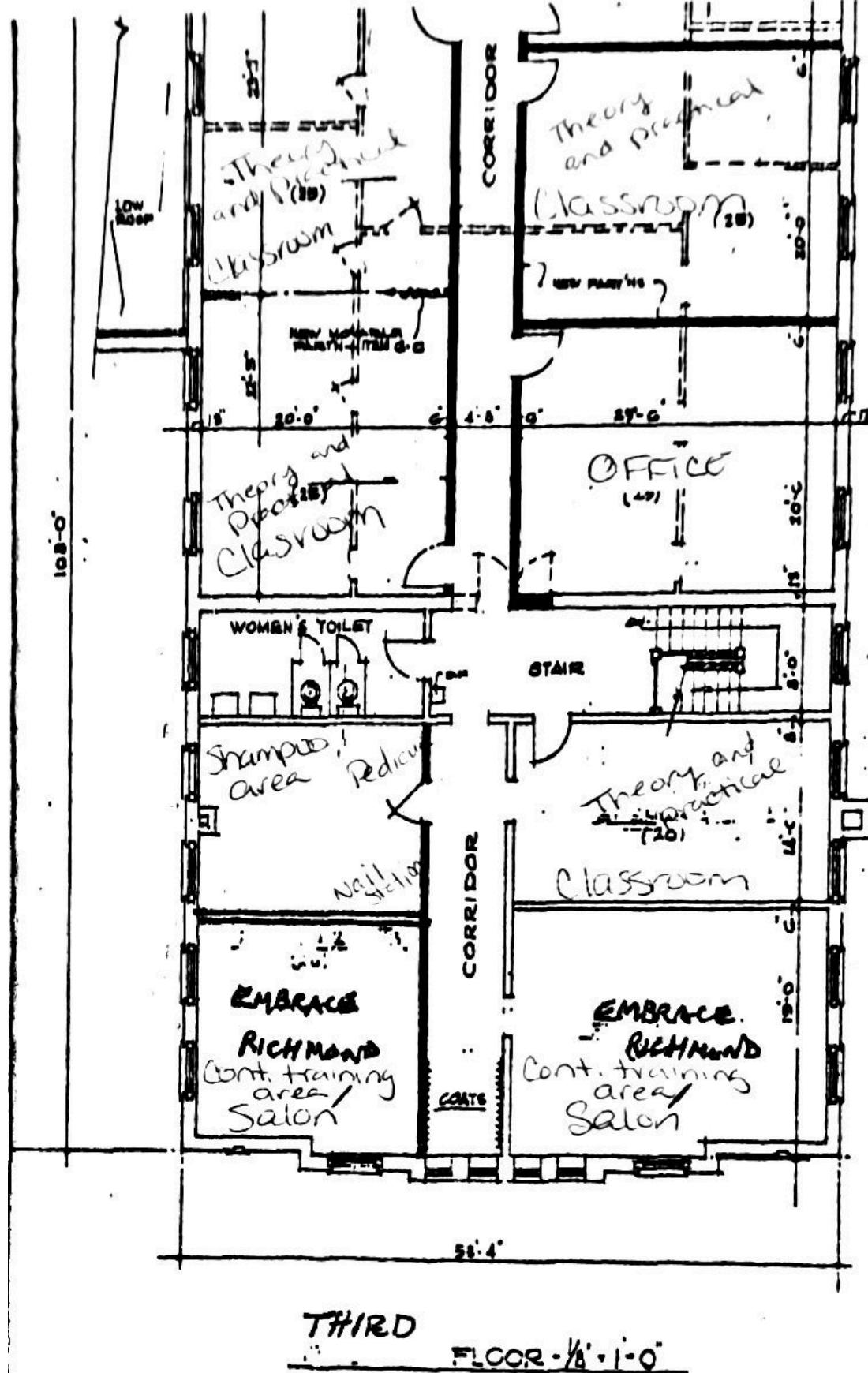
Purpose: This amendment seeks to update the original Applicant Report by including the addition of the salon and removing carpentry/construction, electricity, HVAC, and plumbing, as these subjects are no longer taught at the facility. The school now focuses on teaching both practical and theoretical aspects of cosmetology, nails, esthetician, apprenticeship and barbering. Estimated employees will be 10 including administration and teacher. There will be an estimation of 40-50 students.

Addition of Salon:

1. **Teaching Facility:** The salon serves as a continuous teaching facility, offering valuable job opportunities for stylists who act as educators in both practical and theoretical aspects of cosmetology and barbering. These stylists earn a competitive income while sharing their expertise and skills with others.
2. **Operational Hours:** The operational hours for both students and salon training are Monday through Saturday from 8:30 a.m. to 9:30 p.m.
3. **Specialized Training:** The salon provides specialized training in the treatment of alopecia and trichology, equipping stylists with the knowledge and skills to address hair and scalp disorders. This specialized training not only enhances the stylists' professional capabilities but also meets a critical need within the community.
4. **Student Services:** All services provided by students are offered free of charge, ensuring that the community can benefit from these services without any financial burden.
5. **Apprenticeship Program:** The school offers an apprenticeship program, allowing aspiring stylists to gain hands-on experience and mentorship from experienced professionals. This program helps bridge the gap between education and employment, providing a pathway to a successful career in cosmetology and barbering.
6. **Community Outreach:** The school/salon is committed to community outreach. These initiatives aim to raise awareness and provide valuable resources to the community. Additionally, the salon engages in activities such as feeding the homeless/families, hosting back-to-school supply giveaways, tween camp for children, truck-a-treat, Christmas tree (spirit of giving), further supporting and enriching the community.

Impact Assessment:

1. **Traffic:** We anticipate a minimal increase in traffic due to the accessibility of public transportation for students and staff.
2. **Safety and Health:** We do not foresee any safety or health issues arising from this project, given that Ginter Park United Methodist Church has been an integral part of this community for many years, alongside other businesses and schools in the area.



Proposed Salon and Cosmetology School at 1010 W Laburnum Ave.

by Vanessa Outlaw, August 12, 2025