

INTRODUCED: April 27, 2026

AN ORDINANCE No. 2026-100

To authorize the special use of the property known as 908 North 30th Street for the purpose of up to six single-family attached dwellings, upon certain terms and conditions. (7th District)

Patron – Mayor Avula (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: MAY 26 2026 AT 6 P.M.

WHEREAS, the owner of the property known as 908 North 30th Street, which is situated in a R-6 Single-Family Attached Residential District, desires to use such property for the purpose of up to six single-family attached dwellings, which use, among other things, is not currently allowed by sections 30-412.4, concerning lot area and width, density, and unit width, 30-412.5, concerning yards, and 30-412.6, concerning lot coverage, 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 908 North 30th Street and identified as Tax Parcel No. E000-0570/042 in the 2026 records of the City Assessor, being more particularly shown on a survey entitled “Showing the Improvements, Lot 5, Block ‘A’, Section ‘1’, ‘East Payne Square’ in the City of Richmond, VA.,” prepared by Virginia Surveys, and dated July 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 up to six single-family attached dwellings, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Sketch Showing the Proposed Division & Improvements on Lot 5, Block ‘A’, Section ‘1’, ‘East Payne Square’ in the City of Richmond, VA.,” prepared by Virginia Surveys, dated October 28, 2025, and last revised January 15, 2026, and “908 N 30th St.,” prepared by River Mill Development, and dated July 10, 2025, 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 up to six single-family attached dwellings, substantially as shown on the Plans

(b) Six off-street parking spaces shall be provided for the Special Use, substantially as shown on the Plans.

(c) The height of the Special Use shall not exceed three stories, substantially as shown on the Plans.

(d) All building materials, elevations, and site improvements shall be substantially as shown on the Plans.

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

(f) Prior to the issuance of a building permit for the Special Use, the establishment of up to six residential lots, substantially as shown on the Plans, shall be accomplished by obtaining the necessary approvals from the City and recording the appropriate plats and deeds among the land records of the Clerk of the Circuit Court of the City of Richmond.

§ 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) The Owner shall make improvements within the right-of-way substantially as shown on the Plans, including without limitation the installation of four street trees along “P” Street and a new bi-directional ADA compliant ramp at the corner of North 30th Street and “P” Street, 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.

DATE: March 3, 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 908 North 30th Street for the purpose of up to six single-family attached dwellings, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: The applicant is requesting to construct six new single-family attached dwellings in a R-6 Single-Family Attached Residential District. Lot feature requirements outlined in sections 30-412.4, concerning lot area and width, density, and unit width, 30-412.5, concerning yards, and 30-412.6, concerning lot coverage cannot be met. A Special Use Permit it therefore necessary to proceed with this request.

BACKGROUND: The property is in the Church Hill North neighborhood on North 30th Street between P Street and O Street. The property is currently a 9,043 square foot (0.2 acre) parcel improved with a 1-story brick and frame dwelling built in 1984. The existing dwelling is planned to be demolished. The current zoning for this property is R-6 Single-Family Attached Residential District. The proposed density is six units upon 0.2 acres or 30 units per acre.

The City's Richmond 300 Master Plan designates a future land use for the subject property 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: Buildings are generally one to three stories. Lot sizes generally range up to 5,000 to 20,000+ sq. ft. Residential density of 2 to 10 housing units per acre.

Primary Uses: Single-family houses, accessory dwelling units, and open space.

Secondary Uses: Duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural. Secondary uses may be found along major streets.

COMMUNITY ENGAGEMENT: Church Hill Central 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: \$800 application fee.

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: April 13, 2026

CITY COUNCIL PUBLIC HEARING DATE: May 11, 2026

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission May 5, 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 Supervisor, Land Use Administration (Room 511) 646-3709

Shaianna Trump, Planner & Secretary to the City Planning Commission, Land Use Administration (Room 511) 646-7319



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: 530 E Main St, Richmond, VA 23219 APARTMENT NO/SUITE 600

APPLICANT'S NAME: Will Gillette EMAIL ADDRESS: will@bakerdevelopmentresources.com

BUSINESS NAME (IF APPLICABLE): Baker Development Resources

SUBJECT PROPERTY OR PROPERTIES: 908 N 30th Street

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: WATCHTOWER HOMES AND CONSTRUCTION LLC

PROPERTY OWNER ADDRESS: 3912 Seminary Ave, Richmond, VA 23227

PROPERTY OWNER EMAIL ADDRESS: kyle@watchtowerllc.com

PROPERTY OWNER PHONE NUMBER: 804-486-0386

Property Owner Signature: 

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'S REPORT

August 18, 2025

*Special Use Permit Request
908 N 30th Street, Richmond, Virginia
Map Reference Number: E000-0570/042*

Submitted to:	City of Richmond Department of Planning and Development Review Land Use Administration 900 East Broad Street, Suite 511 Richmond, Virginia 23219
Submitted by:	Baker Development Resources 530 East Main Street, Suite 600 Richmond, Virginia 23219

Introduction

The property owner is requesting a special use permit (the "SUP") for 908 N 30th Street (the "Property"). The SUP would authorize the construction of six single-family attached dwellings configured as two groups of three attached dwellings. While the proposed dwellings are consistent with the Richmond 300 Master Plan and other recently constructed dwellings nearby, some of the proposed lot features do not conform to the underlying R-6 Single-Family Attached Residential district zoning requirements, and therefore, a SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the southwest corner of the intersection of N 30th and P Streets. The Property is referenced by the City Assessor as tax parcel E000-0570/042, is approximately 69 feet wide by 130 feet deep and contains roughly 9,043 square feet of lot area. The Property is currently improved with a single-family rancher-style dwelling constructed in 1984. Access is provided by means of a north-south alley located to the rear of the Property.



The properties in the area predominantly consist of dwellings though a range of uses can be found nearby. Residential parcels range from single-family attached dwellings to large multifamily

dwellings which are constructed of a range of forms and materials. Properties in the block face currently consist of single-family dwellings which were constructed after the more dense, historic lot pattern of the block was removed and new homes were built in the 1980's. A similar lot pattern can be found to the west on 29th Street where three SUPs have been approved which permitted the division of these consolidated lots back into a denser lot pattern which reflects the historic development of the area. One of these SUP's, immediately to the west of the Property at the southeast corner of 29th and P Streets was consistent with the intent of the proposed development and "turned the corner" and allowed for the construction of 5 dwellings fronting P Street.

To the north, east, and west lie a wide range of properties and uses. Nearby properties contain single- and two-family residential, institutional, public open-space, and commercial uses. To the north, across P Street lies property owned by the City of Richmond Parks and Recreation. The northwest corner of the block is occupied by the Fourth Baptist Church of Richmond. To the south lies Henry Marsh III Elementary School.

EXISTING ZONING

The Property and those in the immediate to the south and east are zoned R-6 Single-Family Attached Residential. To the west, across N 30th Street, lies a R-48 Multifamily Residential District. To the north, across P Street lies a B-2 Business District. Properties beyond the R-48 and B-2 districts are also zoned R-6.

TRANSPORTATION

Located 0.2 miles from the Property, less than a five-minute walk, is the 31st and O Street bus stop which serves the 12 bus line which runs every 30 minutes and connects with the Pulse BRT providing connectivity throughout the City. The Property is also located less than a half mile from the 7 and 13 bus lines which run every thirty minutes.

MASTER PLAN DESIGNATION

The Richmond 300 Master Plan (the "Master Plan") suggests "Neighborhood Mixed-Use" for the Property. This land use category is described as "existing or new highly-walkable urban neighborhoods that are predominantly residential." The Master Plan suggests this future land use designation allow for a variety of housing types that are consistent with the scale, density, and design of what exists in the vicinity. Single-family dwellings are a primary use in the Neighborhood Mixed-Use designations which also encourages that developments reinforce a gridded street pattern to increase connectivity. Single-family dwellings are the contemplated primary use in the Residential future land use designation (p. 54).

North 30th Street is described by the Master Plan as a "Major Mixed-Use Street" which are streets that are designed to "carry high volumes of vehicles" and which should "require form elements, such as buildings to the street... as well as building windows and entrances on the street." (p. 99)

In addition to the Property-specific guidance offered by the Vision and Core Concepts chapter, there are a number of other goals elsewhere within the Master Plan that support this request:

- Page 109 (Equitable Transportation Chapter), Objective 6.1 to “Increase the number of residents and jobs at Nodes and along enhanced transit corridors in a land development pattern that prioritizes multi-modal transportation options.”
 - b. Develop housing at all income levels in and near Nodes and along major corridors (see strategies Goal 14).
- Page 136 (Diverse Economy Chapter), Objective 11.1 to “Increase the areas of appropriately zoned land near various transportation modes and housing to retain, create, and attract employers.”
 - d. Encourage the development of a variety of quality housing types to house employees across the economic spectrum (see Goal 14).
- Page 159 (Thriving Environment Chapter) Objective 15.1 to “Reduce air pollution related to transportation.”
 - a. Increase the number of Richmonders living in a development pattern that encourages density and reduces dependency on single-occupancy vehicles (see Goal 1, Goal 8, Goal 14).
- Page 86 (High-Quality Places Chapter), Objective 1.4, to “maintain and improve primarily residential areas by increasing their linkages to...corridors...and maintaining high-quality design standards”
- Page 100 (High Quality Places Chapter), Objective 4.1, to “create and preserve high-quality, distinctive, and well-designed neighborhoods and nodes throughout the City,” as the request introduces thoughtfully designed new construction in a manner not otherwise assured by-right.

Proposal

PROJECT SUMMARY

The proposed development includes the construction of six single-family attached dwellings, configured as two groups of three attached dwellings, on individual lots as well as six off-street parking spaces, accessible from the alley.

PURPOSE OF REQUEST

The subject Property is a single legal lot of record with a lot width of roughly 69 feet along N 30th Street and contains approximately 9,043 square feet of lot area. According to the 1905 Sanborn Map (below), the Property was historically configured with multiple buildings and the historical lot pattern of many blocks in the neighborhood consists of as many as eight lots fronting P Street in the immediate vicinity. The applicant would like to subdivide the Property into a total of six lots and construct six single-family attached dwellings as two sets of three dwellings that better replicate the historic lot pattern of the area.

The R-6 district permits the single-family attached dwelling use. The six proposed lots would have lot widths ranging from 18' to 38' and lot areas ranging from approximately 1,100 to 2,600 square feet. Although the proposed lots would be consistent with the historic development pattern, the required lot area of 2,200 square feet would not be met for some of the dwellings. In addition, the

R-6 district requires dwellings in a “series” which is defined as three or more attached units, average over 20’ in width. Finally, as this is a corner lot, the Property would be subject to two front yard requirements. Development of the Property consistent with the original lot pattern necessitates the provision of only one front yard, on the P Street frontage, and a side yard along the N 29th Street frontage.



1905 Sanborn Map of the Property and surrounding neighborhood

The proposed lot areas are compatible with other lots in the vicinity and allow for the efficient use of the Property. The historic lot pattern in the vicinity includes many lots that are nonconforming with regard to lot area, width, setbacks or some combination thereof. This request would allow for the redevelopment of the Property consistent with the original lot pattern and the character of the area.

In exchange for the SUP, this request will better ensure a high-quality market rate infill development. The overall project would be appropriately dense and efficient and would be consistent with the uses permitted by-right by the underlying zoning. At the same time, it would remain respectful to the historical lot pattern in the vicinity thereby remaining consistent with the predominant character of the area. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.

PROJECT DETAILS

The six single-family attached dwellings would be three stories in height and have been designed to be consistent with the existing dwellings recently constructed to the east facing P Street with

similar architecture and consistent features including porch depth and foundation height. The proposed buildings are configured as two sets of three attached row homes have been designed to reflect the character of existing dwellings in the vicinity. Each dwelling would contain approximately 1,950 square feet of floor area and would each be traditionally configured, with an open living room, dining area, and kitchen on the ground floor, and bedrooms. The third floor would contain a primary bedroom suite with walk-in closet and en suite bathroom as well as a rear-facing balcony. The dwelling floor plans are spacious and modern with open living areas.

The buildings would be clad in cementitious lap siding to ensure quality and consistency in appearance with many other dwellings in the vicinity. Each dwelling would feature a full-width front porch to engage the street and provide additional outdoor living area. A total of six off-street parking spaces, accessible from the alley, would be provided.

Findings of Fact

The following are factors included in Section 17.11 of the Charter and Section 30-1050.1 of the Zoning Ordinance relative to the approval of special use permits by City Council. The proposed special use permit will not:

- ***Be detrimental to the safety, health, morals and general welfare of the community involved.***

The proposed special use permit for high-quality conversion of the existing dwelling will not impact the safety, health, morals and general welfare of the nearby neighborhoods.

- ***Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.***

The proposed special use permit will not result in significant traffic impacts to nearby residential neighborhoods. The negligible traffic generation related to the proposed dwellings and the proposed off-street parking will result in no congestion on streets, roads, alleys or any other public right of way.

- ***Create hazards from fire, panic or other dangers.***

The Property will be developed in a manner consistent with the requirements of the building code and in accordance with the requirements of Fire and Emergency Services. The City's codes applicable to this development are designed to eliminate such hazards.

- ***Tend to overcrowding of land and cause an undue concentration of population.***

The proposed special use permit is consistent with the historical lot pattern and density in the vicinity and will not tend to over crowd the land or create an undue concentration of population.

- ***Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.***

The special use permit would not adversely affect the above referenced City services. To the contrary, the proposal would provide positive fiscal (tax) benefits that would enhance the City's ability to provide these services to the proposed development.

- ***Interfere with adequate light and air.***

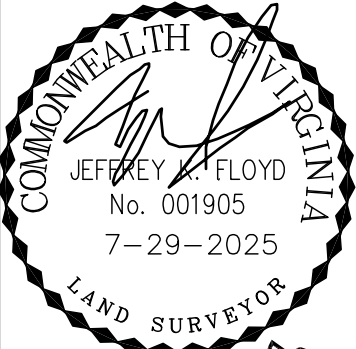
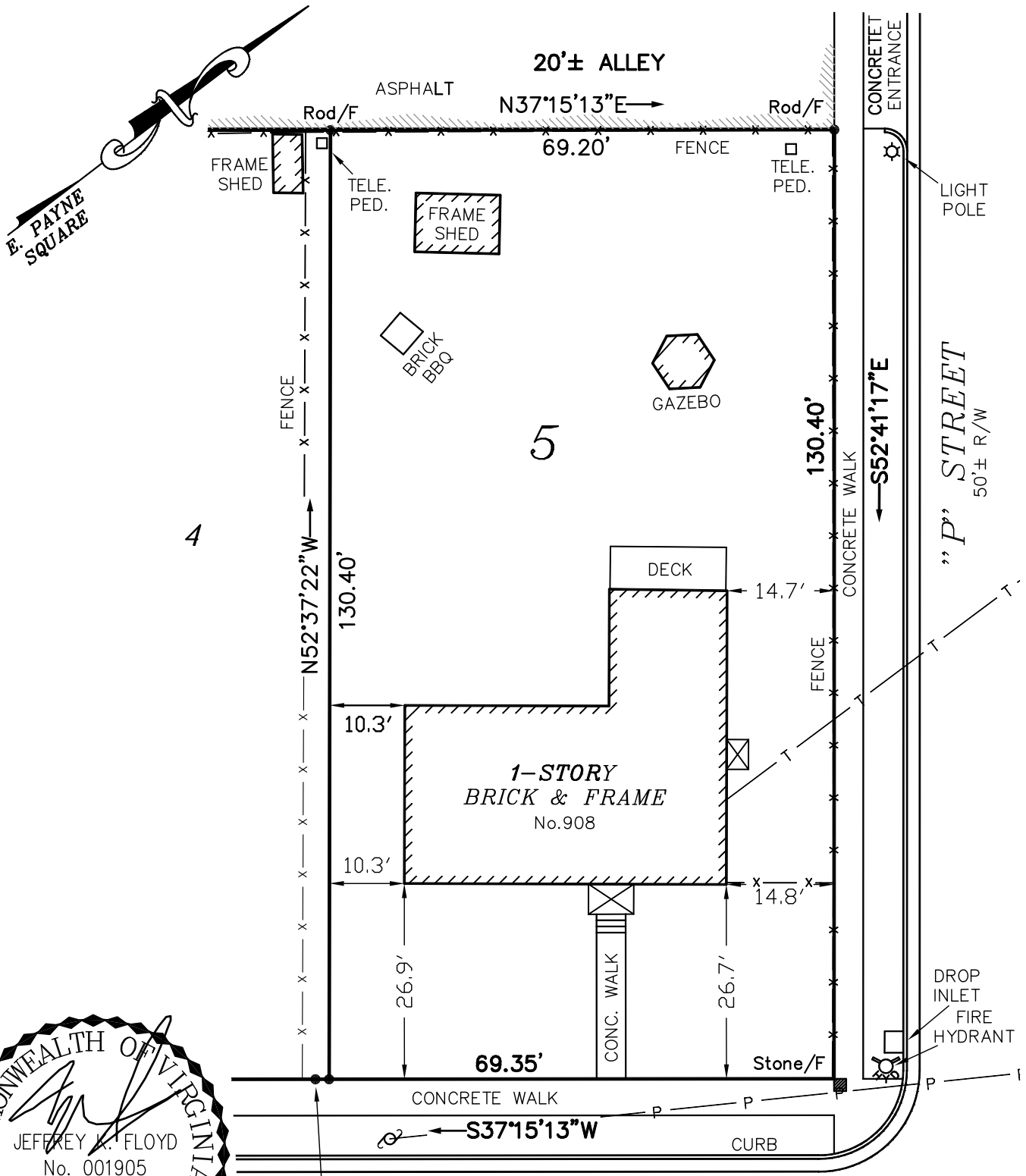
The light and air available to the subject and adjacent properties will not be affected. The proposed buildings are of compatible massing and spacing to the existing dwellings in the vicinity, which are in many cases attached. The proposed development will not interfere with the provision of adequate light and air to the adjacent buildings.

Summary

In summary we are enthusiastically seeking approval for the construction of the proposed single-family attached dwellings. The buildings have been thoughtfully designed in order to provide appropriate, high quality market rate infill development. The request offers compatibility with the City's Master Plan in terms of use. The request would contribute to the ongoing revitalization of the neighborhood, upgrading the Property while maintaining a desirable variation in housing style and density in the vicinity and providing for continued economic diversity in housing options within the neighborhood.

The proposed development would provide for development that is consistent with the objectives of the Master Plan and would encourage a traditional urban streetscape in the block. The proposed design is historically appropriate and would contribute to the vibrancy of the block with street-oriented front porches. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.

This is to certify to the PURCHASER/OWNER shown hereon, and his TITLE INSURER and Lender, that on 7-29-2025 I made an Accurate survey of the premises shown hereon and that there are no easements or encroachments visible on the ground other than those shown hereon. This survey has been made without the benefit of a title search and is subject to any uses recorded and unrecorded and other pertinent facts in which a title search may disclose. Copies of this plat without the certifying surveyor's seal with an original signature are INVALID.



Virginia Surveys
 P.O. BOX 118
 CHESTERFIELD, VA 23832
 (804) 748-9481
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SHOWING THE IMPROVEMENTS
 LOT 5, BLOCK "A", SECTION "1",
 "EAST PAYNE SQUARE"
 IN THE CITY OF RICHMOND, VA.

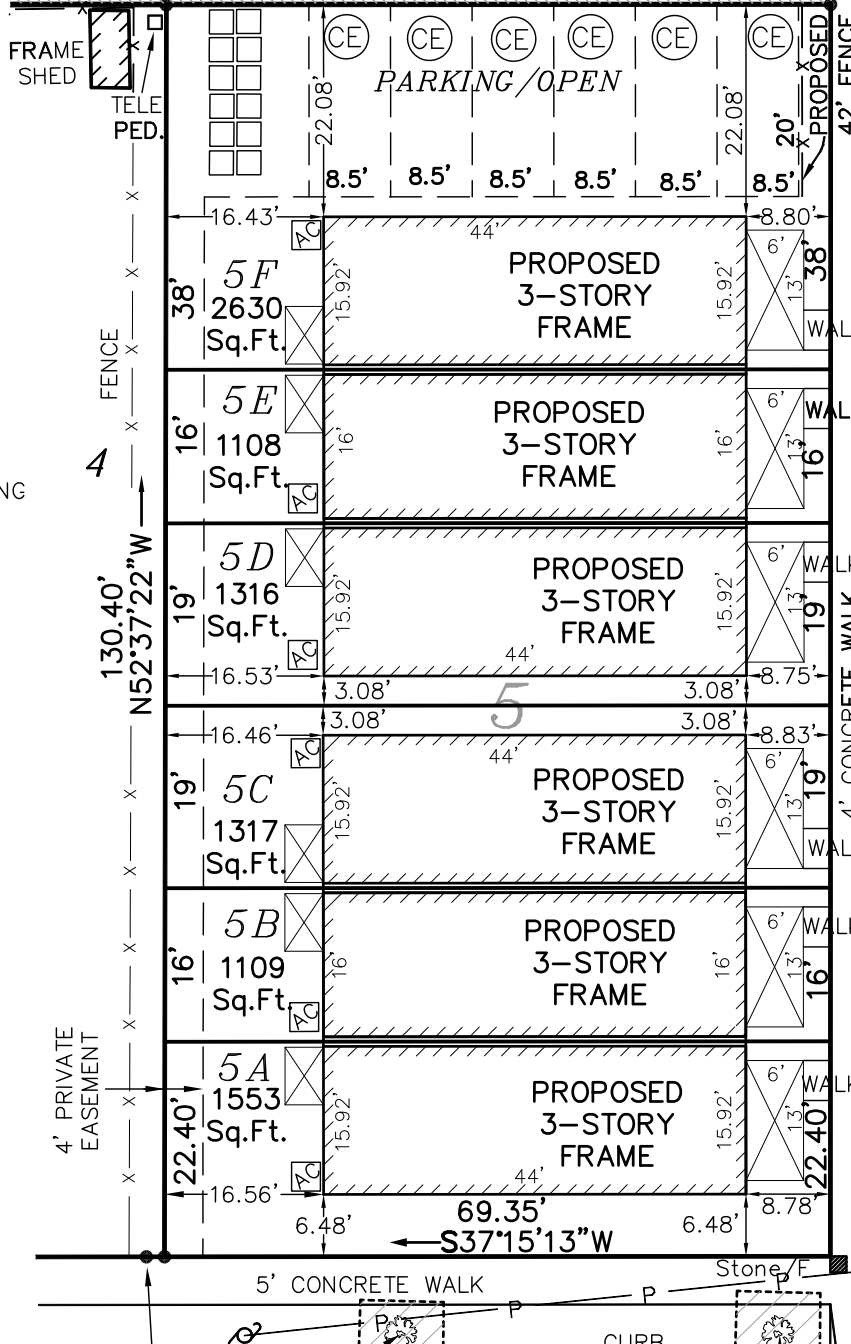
DATE: 7-29-2025
 CERTIFIED BY JEFFREY K. FLOYD
 VIRGINIA CERTIFICATE NO. 001905
 SCALE: 1"=20'
 JOB NO. 250716892

NOTE: ALLEY TO BE MAINTAINED BY DEVELOPER DURING CONSTRUCTION

20'± ALLEY ASPHALT

Rod/F 69.20' N37°15'13"E → FENCE Rod/F

E. PAYNE SQUARE



CE
GRAVEL CONSTRUCTION ENTRANCE / OFF-STREET PARKING

SUPER CANS WITH SCREENING

TREE PROTECTION ZONE DURING CONSTRUCTION

OUTDOOR AC UNIT W/ SCREENING

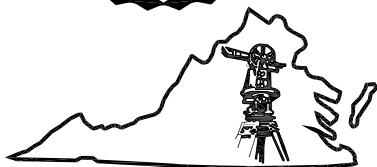
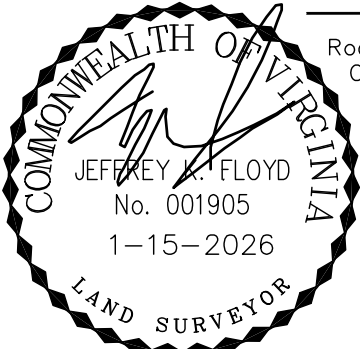
CONCRETE ENTRANCE
LIGHT POLE
TREE ID: N/A PROPOSED BLACK GUM 1'5" MIN.
TREE ID: 15984 PROPOSED BLACK GUM 1'5" MIN.
TREE ID: 15984 PROPOSED BLACK GUM 1'5" MIN.
TREE ID: 15985 PROPOSED BLACK GUM 1'5" MIN.
DROP INLET
FIRE HYDRANT
P
PROPOSED CURB AND BI-DIRECTIONAL ADA COMPLIANT RAMP

Rod/F 0.3' SW OF CORNER

TREE ID: 16866 TILIA CORDATA
TREE ID: 16851 TILIA CORDATA

N 30TH STREET
50'± R/W

SKETCH SHOWING THE PROPOSED DIVISION & IMPROVEMENTS ON LOT 5, BLOCK "A", SECTION "1", "EAST PAYNE SQUARE" IN THE CITY OF RICHMOND, VA.



Virginia Surveys

P.O. BOX 118
CHESTERFIELD, VA 23832

(804) 748-9481

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REVISED: 1-15-2026
REVISED: 11-19-2025
DATE: 10-28-2025

CERTIFIED BY JEFFREY K. FLOYD

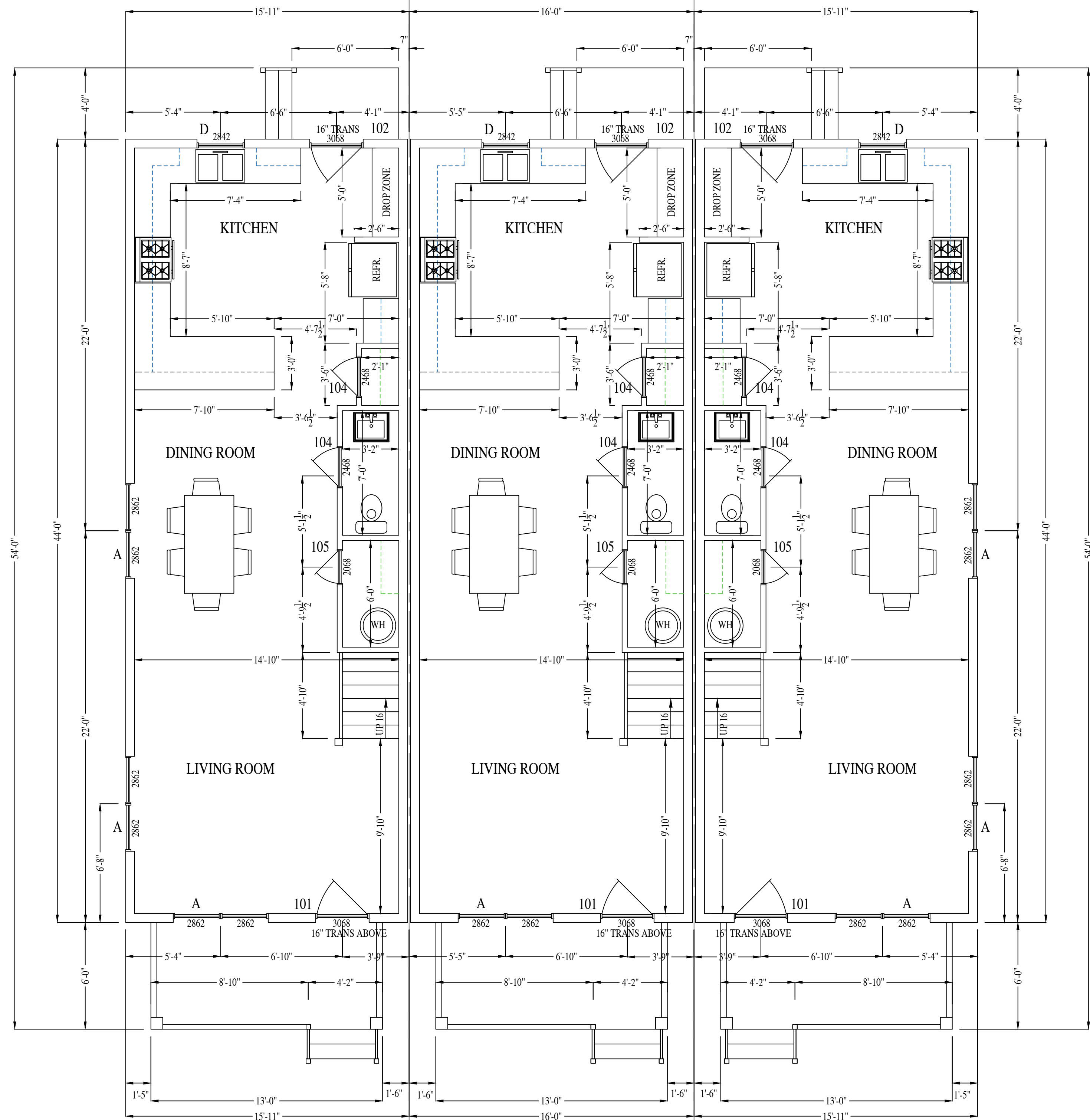
VIRGINIA CERTIFICATE NO. 001905

SCALE: 1"=20'

JOB NO. 250716892

NOTE: DOOR & WINDOW GLAZING SHALL HAVE A MAX U-FACTOR OF 0.32
 NOTE: DOOR & WINDOW GLAZING SHALL HAVE A MAX SOLAR HEAT GAIN COEFFICIENT (SHGC) OF 0.4
 NOTE: WALLS DRAWN AT THICKNESS OF 4" (2X4) OR 6" (2X6)

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 DO NOT COPY OR REPLICATE IN ANY WAY.



FIRST FLOOR PLAN

NOTE: ALL EXTERIOR WALLS ON 1ST FLOOR ARE 2X6 SPF 16" O.C.

908 N 30TH ST.
RIVER MILL DEVELOPMENT
 RIVERMILLDEVELOPMENT@GMAIL.COM
 PHONE: (434) 774-4535

REVISION NOTES

DATE	START

SCALE:
 1/4" = 1'-0"

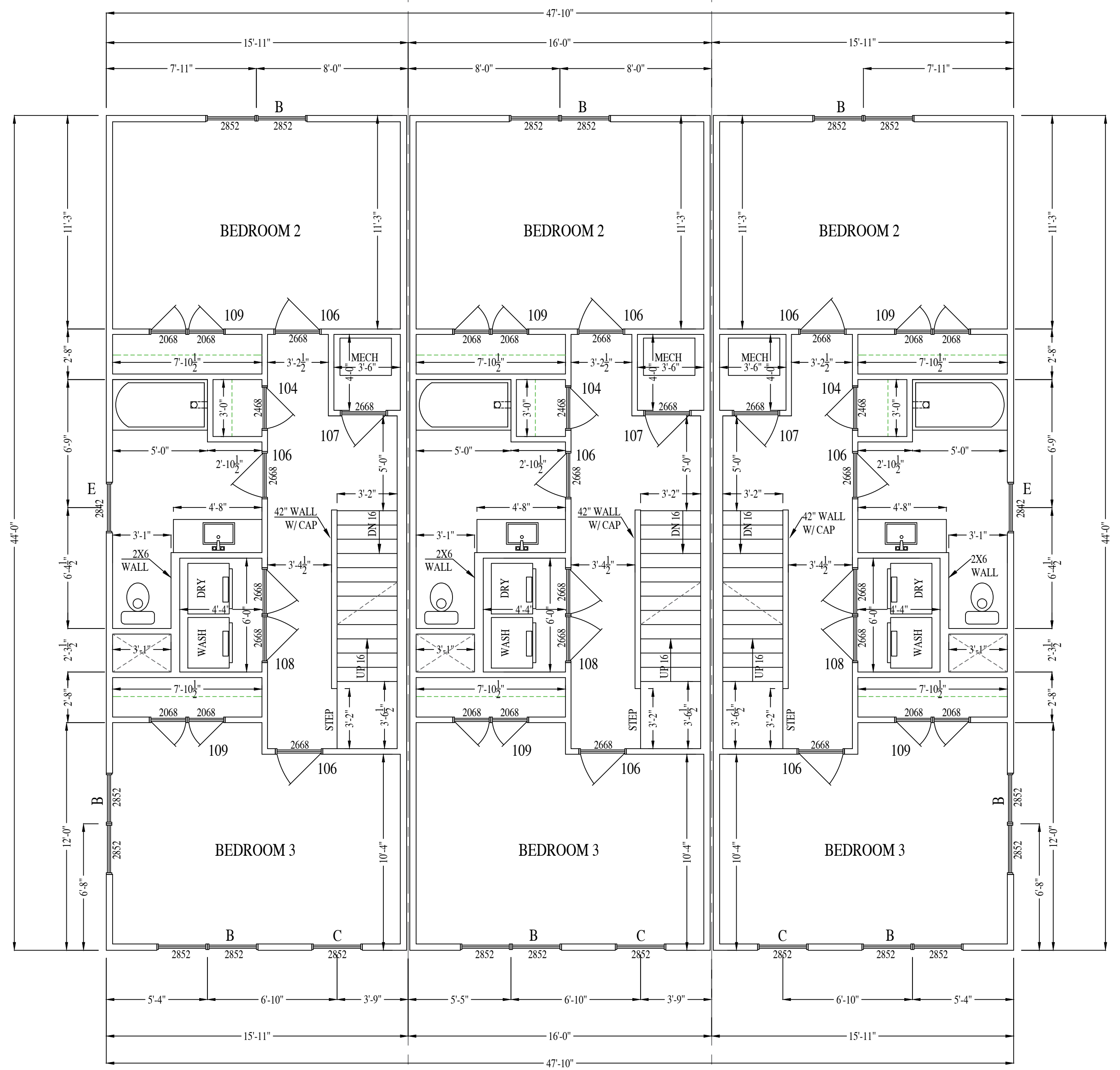
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 7-10-2025

SHEET:
 A1.1



NOTE: DOOR & WINDOW GLAZING SHALL HAVE A MAX U-FACTOR OF 0.32
 NOTE: DOOR & WINDOW GLAZING SHALL HAVE A MAX SOLAR HEAT GAIN COEFFICIENT (SHGC) OF 0.4
 NOTE: WALLS DRAWN AT THICKNESS OF 4" (2X4) OR 6" (2X6)

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SECOND FLOOR PLAN

908 N 30TH ST.
RIVER MILL DEVELOPMENT
 RIVERMILLDEVELOPMENT@GMAIL.COM
 PHONE: (434) 774-4535

REVISION NOTES

DATE	START

SCALE:
 1/4" = 1'-0"

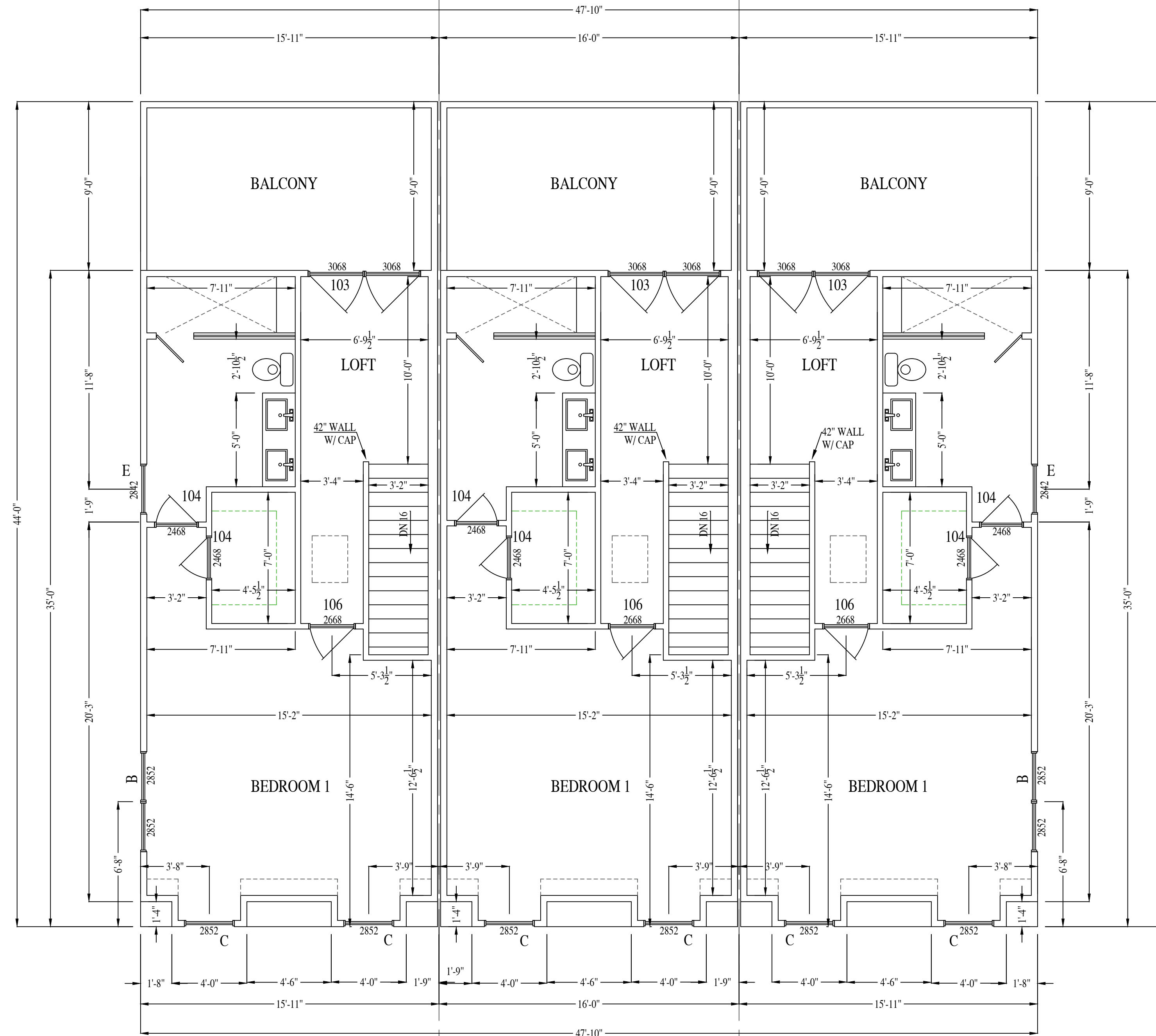
DATE:
 7-10-2025

SHEET:
 A1.2



NOTE: DOOR & WINDOW GLAZING SHALL HAVE A MAX U-FACTOR OF 0.32
 NOTE: DOOR & WINDOW GLAZING SHALL HAVE A MAX SOLAR HEAT GAIN COEFFICIENT (SHGC) OF 0.4
 NOTE: WALLS DRAWN AT THICKNESS OF 4" (2X4) OR 6" (2X6)

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THIRD FLOOR PLAN

908 N 30TH ST.

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 PHONE: (434) 774-4535

REVISION NOTES

DATE	START

SCALE:
 1/4" = 1'-0"

DATE:
 7-10-2025

SHEET:
 A1.3



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FRONT ELEVATION



RIGHT ELEVATION

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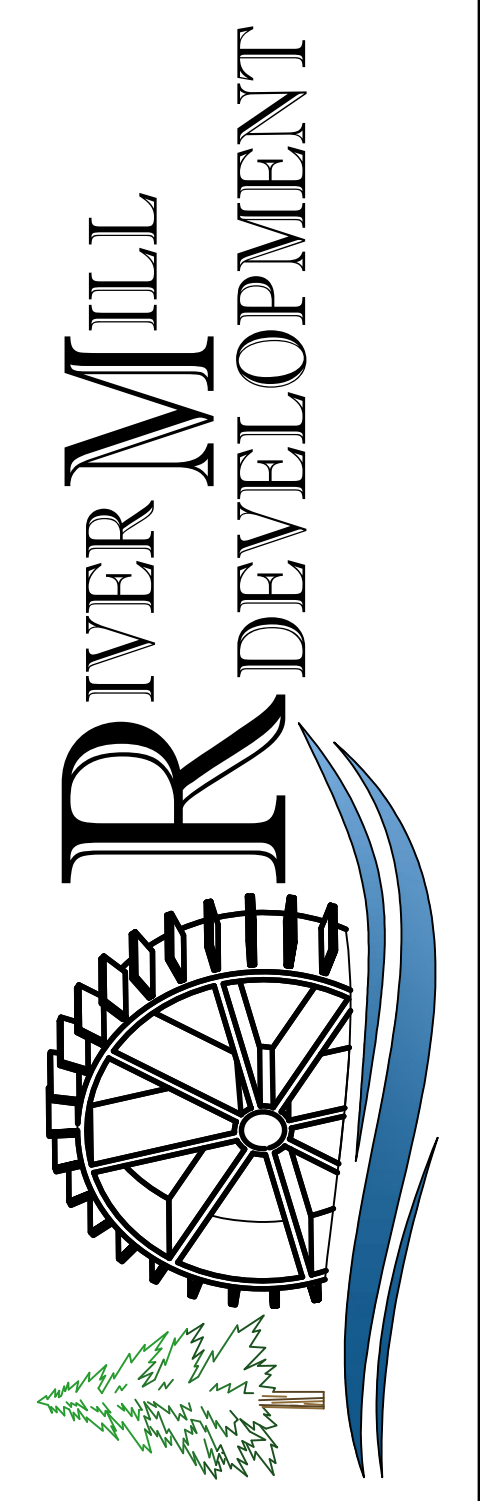
REVISION NOTES

DATE	START

SCALE:
1/4" = 1'-0"

DATE:
7-10-2025

SHEET:
A2.1



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LEFT ELEVATION



REAR ELEVATION

908 N 30TH ST.

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PHONE: (434) 774-4535

REVISION NOTES

DATE	START

SCALE:
1/4" = 1'-0"

DATE:
7-10-2025

SHEET:
A2.2

