

INTRODUCED: September 8, 2025

AN ORDINANCE No. 2025-219

To authorize the special use of the property known as 2 South Robinson Street for the purpose of an independent cooking facility, upon certain terms and conditions.

Patron – Mayor Avula (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: OCT 14 2025 AT 6 P.M.

WHEREAS, the owner of the property known as 2 South Robinson Street, which is situated in a B-6 Mixed-Use Business District, desires to use such property for the purpose of an independent cooking facility, which use, among other things, is not currently allowed by section 30-444.2 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 congestion in streets, roads, alleys and other public ways and places in the area involved, will not

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: OCT 14 2025 REJECTED: _____ STRICKEN: _____

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 2 South Robinson Street and identified as Tax Parcel No. W000-1160/015 in the 2025 records of the City Assessor, being more particularly shown on a survey entitled “Plat of Property Situated on the Western Line of South Robinson Street and South of Main Street,” prepared by Charles H. Fleet & Assocs., P.C., and dated March 27, 1995, 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 an independent cooking facility, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Parking Lot Layout, Jayme Campbell, 2 S. Robinson Street, Richmond, VA 23220,” prepared by Slate Drafting, and dated May 19, 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 an independent cooking facility, substantially as shown on the Plans.

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

(c) All building materials, elevations, and 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.

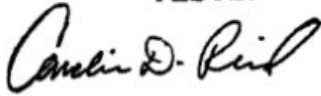
(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute 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 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 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: August 1, 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 2 South Robinson Street for the purpose of an independent cooking facility, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: The applicant is requesting a Special Use Permit to authorize a meat smoker in the B-6 Mixed-Use Business District. This use is not permitted within the district. A Special Use Permit is therefore required. Additionally, the meat smoker will be located on a parcel that is currently being leased for parking for 2600 West Main Street. The lease is a result of a condition in Ord. 2005-285-273. As a result, a Special Use Permit Amendment for 2600 West Main Street is being applied for in order to reduce the parking requirement. The amendment is a companion paper to this request.

BACKGROUND: The property is located in the Fan neighborhood on South Robinson Street, between Davis Avenue and Mulberry Street. The property is currently a 5,200 square foot (0.11 acre) parcel of land, improved with a parking lot. The City's Richmond 300 Master Plan designates a future land use for the subject property as Community Mixed Use, which is defined as a "cluster of medium-density, walkable commercial and residential uses that provide neighborhood services to nearby residential communities and sometimes feature regional attractions."

Intensity: Buildings generally ranging from two to six stories, based on street widths and depending on the historic context and stepping down in height adjacent to residential areas, as necessary. New buildings that are taller than historical buildings should step back from the build to line after matching the height of the predominant cornice line of the block.

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

Secondary Uses: Single-family houses, institutional, and government.

The current zoning for this property is B-6 Mixed-Use Business District.

COMMUNITY ENGAGEMENT: The Fan District Association, Robinson Street Association, and Uptown 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: September 8, 2025

CITY COUNCIL PUBLIC HEARING DATE: October 14, 2025

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission October 7, 2025

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

Shaianna Trump, Planner Associate, 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 Street APARTMENT NO/SUITE Suite 730
APPLICANT'S NAME: Will Gillette EMAIL ADDRESS: will@bakerdevelopmentresources.com
BUSINESS NAME (IF APPLICABLE): Baker Development Resources
SUBJECT PROPERTY OR PROPERTIES: 2 S Robinson 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: Jayne Campbell
PROPERTY OWNER ADDRESS: 11440 Abbots Cross Lane Glen Allen, Va. 23509
PROPERTY OWNER EMAIL ADDRESS: Jayne@bar-q.com
PROPERTY OWNER PHONE NUMBER: 804.301.1007
Property Owner Signature: [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

January 6, 2025

REV: May 12, 2025

*Special Use Permit Amendment Request
2 S Robinson Street, Richmond, Virginia
Map Reference Number: W000-1160/015*

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:

Mark Baker

Baker Development Resources
530 East Main Street, Suite 600
Richmond, VA 23219

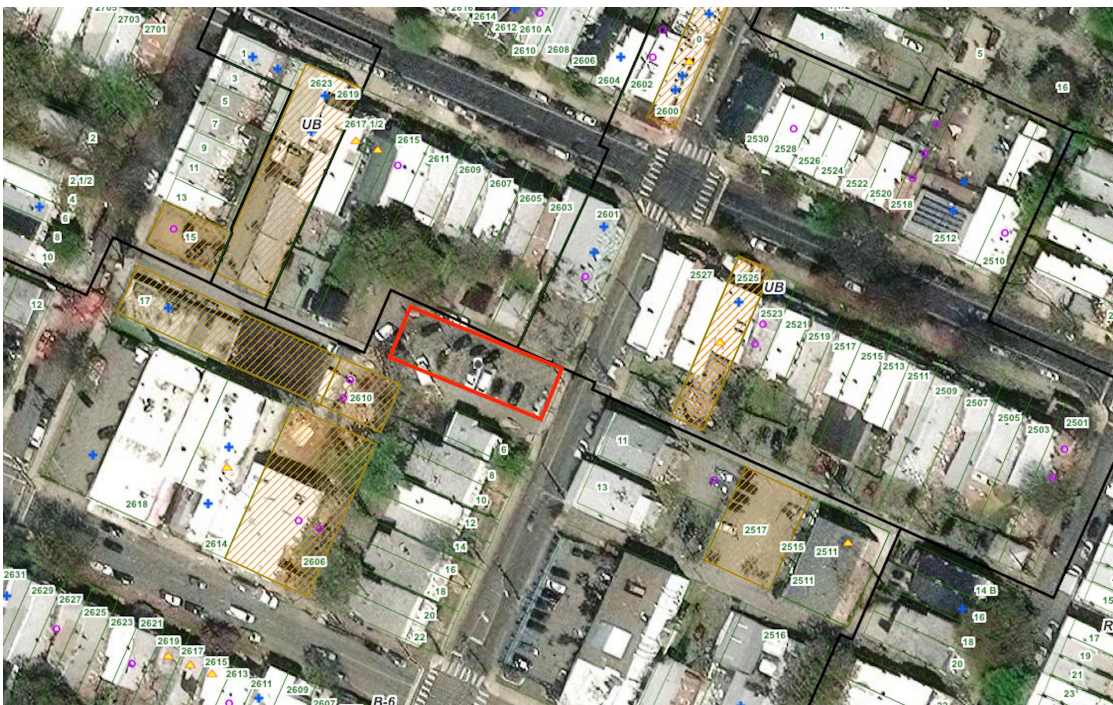
Introduction

The applicant is requesting a special use permit (the "SUP") for the property known as 2 S Robinson Street (the "Property"). The proposed SUP would authorize the use of the Property for an accessory use (a meat smoker) for the nearby restaurant, Bar-Q, located to the north at 2600 Main Street (0 N Robinson Street). While the proposed use would be permitted by-right, without the need for a SUP if it were located on the same parcel as the restaurant, because it is located on a separate parcel, the SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the western line of S Robinson Street between Main Street to the north and Cary Street to the south. The Property is currently improved as a paved parking area and contains 40 feet of frontage along S Robinson Street, roughly 5,200 square feet of lot area, and is referred to as parcel number W0001160015 in the City of Richmond Assessor records. Access is provided to the north, west, and south via public alleys.



Parcels in the area are occupied with a wide variety of uses. Residential uses, ranging from single-family to small multifamily dwellings can be found nearby as well as many smaller-scale neighborhood-serving commercial and retail uses.

EXISTING ZONING

The Property and properties to the south, east and west are zoned B-6 Mixed-Use Business. Properties to the north along Robinson Street and further east are zoned UB Urban Business while properties to the north and west are zoned R-7 Single- and Two-Family Urban Residential. A considerable number of properties in the immediate vicinity do not conform to the underlying feature requirements such as use, lot area, lot width, and setbacks and several Special Use Permits and Board of Zoning Appeals special exceptions have been approved nearby.

MASTER PLAN DESIGNATION

The Richmond 300 Master Plan (the "Master Plan") suggests "Community Mixed-Use" for the Property. This land use category is described as "Cluster of medium-density, walkable commercial and residential uses that provide neighborhood services to nearby residential communities..." Retail/office/personal service uses are a primary use in the Community Mixed-Use designation.

The Property is also located within a Micro Node which is described as "A notable place within a neighborhood that generally provides goods and services to the immediate residents but may attract visitors."

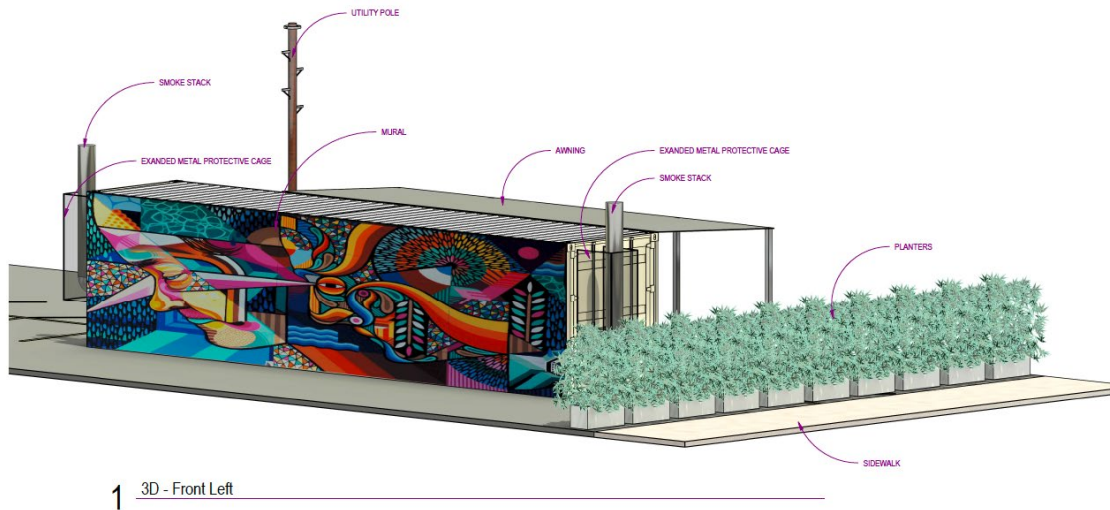
In addition to the Property-specific guidance offered by the Vision and Core Concepts chapter, there are a number of other goals elsewhere within the Master Plan that support this request.

- Page 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."
- 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

The Property owner is currently operating barbeque restaurant, Bar-Q, at the northwest corner of Main and Robinson Streets. That use is permitted by-right by the underlying zoning and reflects the historic use of that parcel. The proposed SUP would allow for an accessory meat smoker, which would serve the restaurant at 2600 W Main, to be located on the separate parcel at 2 S Robinson. While the proposed use would be permitted by-right if it were located on the same parcel as the restaurant, the existing building which contains the restaurant effectively encompasses the entire parcel and therefore the smoker must be located on a separate parcel requiring the SUP. Notably, this request requires an amendment to Ord. 2005-285-273 to modify the parking requirements associated with the 2600 W Main Street property.

The smoker would be located within a Conex box for both security and aesthetics. The box will protect the smoker from the elements and also prevent nearby pedestrians from coming in contact with the smoker. The box would be screened from Robinson Street with planters located adjacent the sidewalk. The northern portion of the box would have an awning attached while the southern portion would be painted with a mural.



Findings of Fact

The following are factors indicated 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 SUP for a small accessory use to an existing restaurant 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 SUP will not result in traffic impacts to nearby residential neighborhoods.

- ***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 SUP 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 proposed SUP would not adversely affect the above referenced City services.

- *Interfere with adequate light and air.*

The light and air available to the subject and adjacent properties will not be affected. As a result, this request will not interfere with the provision of adequate light and air to the adjacent buildings.

Summary

In summary we are seeking approval for a SUP which would allow for an accessory use to the restaurant located at 2600 W Main Street to be located on the Property. The proposed SUP represents a unique and small-scale urban commercial use for this location that is tailored to the needs of the owner while reflecting the varied and vibrant uses found in the neighborhood and making use of a currently underutilized parcel.

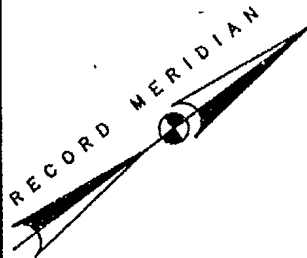
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EXHIBIT A

Reference:

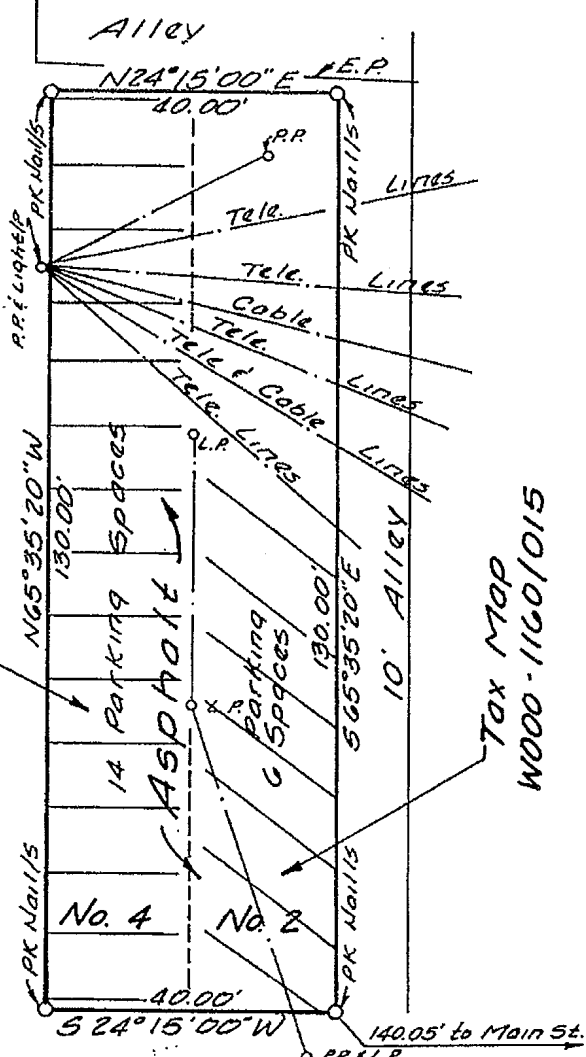
GRANTEE: Vannie H. Fox

D.B. 329 PG. 1718



Tax Map
W000-1160/016
0.119 Ac. Total

20' ALLEY



Tax Map
W000-1160/015

NOTES:
TITLE BINDER PROVIDED
WATERS OF THE UNITED STATES ARE NOT DESIGNATED BY THIS SURVEY.
RIGHTS OF THE COMMONWEALTH OF VIRGINIA ARE NOT DESIGNATED BY THIS SURVEY.
THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY THE SECRETARY OF HOUSING & URBAN DEVELOPMENT. (PREMISES LOCATED IN ZONE C)

REFERENCE IS HEREBY MADE TO ALL EASEMENTS, RESTRICTIONS, AND CONDITIONS OF RECORD WHICH MAY LAWFULLY APPLY TO SAID PROPERTY.

THE INFORMATION CONVEYED HEREON IS THE WORK PRODUCT OF CHARLES H. FLEET & ASSOCIATES P.C. AND IS SOLELY FOR THE EXCLUSIVE USE OF OUR CLIENTS AND THEIR AGENTS FOR MORTGAGE PURPOSES.



SOUTH ROBINSON STREET

PLAT OF PROPERTY SITUATED ON THE WESTERN LINE OF SOUTH ROBINSON STREET AND SOUTH OF MAIN STREET.

Richmond, Virginia
March 27, 1995 Scale: 1"=20'

CHARLES H. FLEET & ASSOCS., P.C.
ENGINEERS & SURVEYORS
101 BUFORD ROAD, SUITE 204
RICHMOND, VA. 23235
PH. 804-330-5878

CERTIFICATION

THIS IS TO CERTIFY THAT WE MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON, THAT ALL IMPROVEMENTS AND VISIBLE EASEMENTS ARE SHOWN HEREON, THAT THERE ARE NO ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES, OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON.

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, IS CORRECT AND COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND CERTIFIED ARCHITECTS.

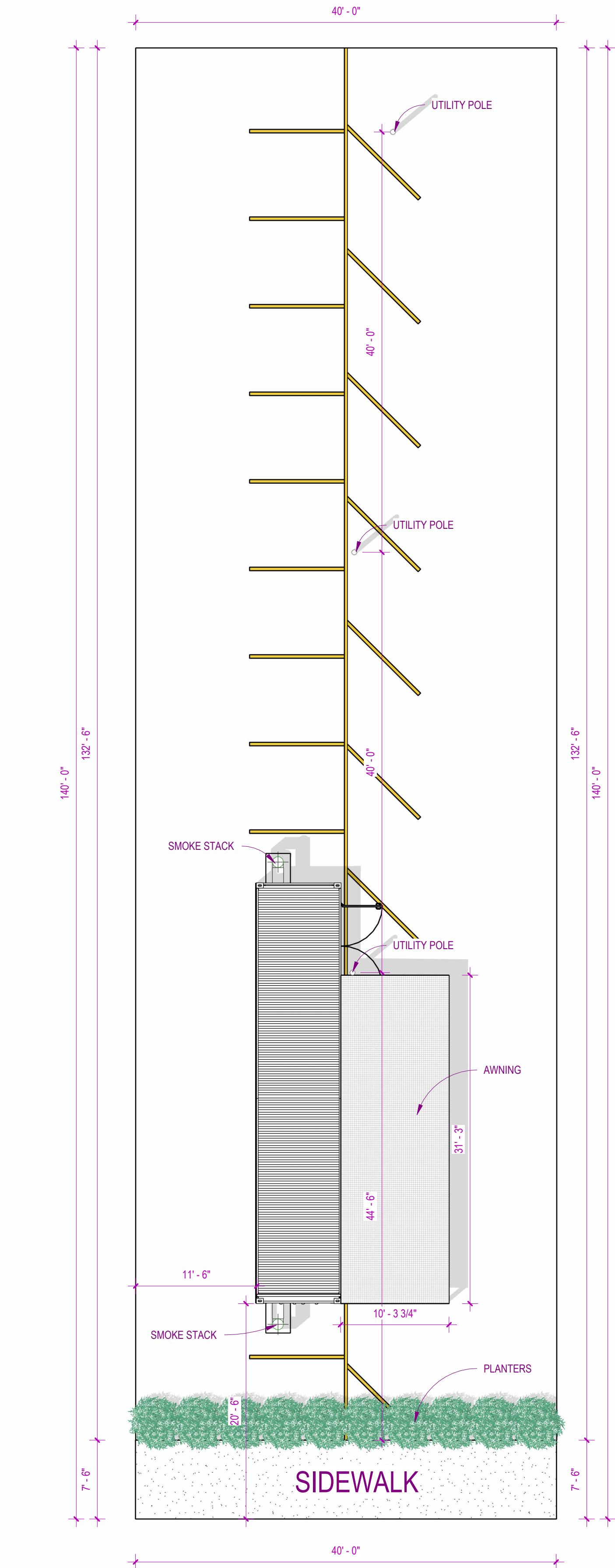
THIS PLAT WAS BASED ON A FIELD SURVEY WITH A LINEAR PRECISION CLOSURE OF 1 FOOT IN 50,547 FEET.

PLAT CHECKED BY: K.M.C.

FIELD BOOK 71-97

JOB NO. 10116

FILE 1896



1 A - FP00 - Grade
1/8" = 1'-0"

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Parking Lot Layout
Jayme Campbell
2 S. Robinson Street
Richmond, VA 23220

Key Plan

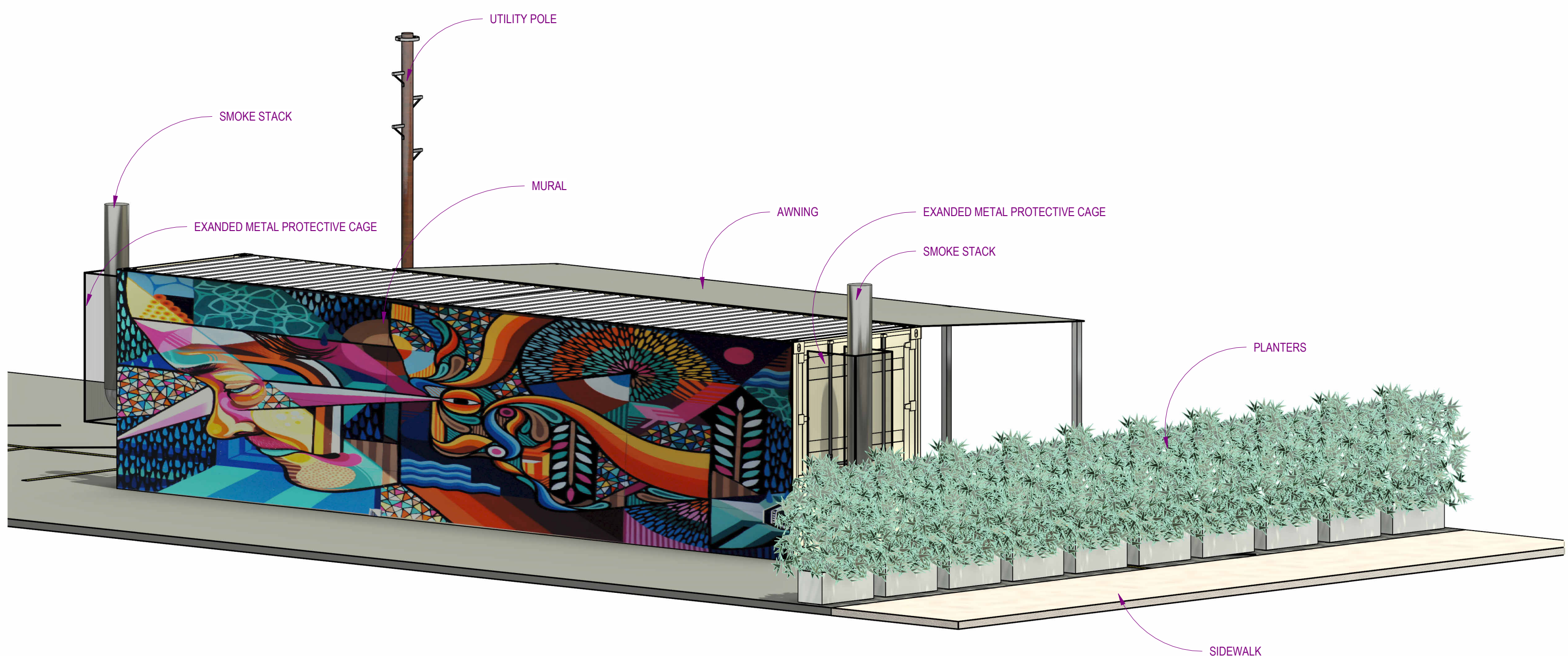
Rev	Description	Date
CONSTRUCTION DOCUMENTS		
		05/19/2025

ARCHITECTURE

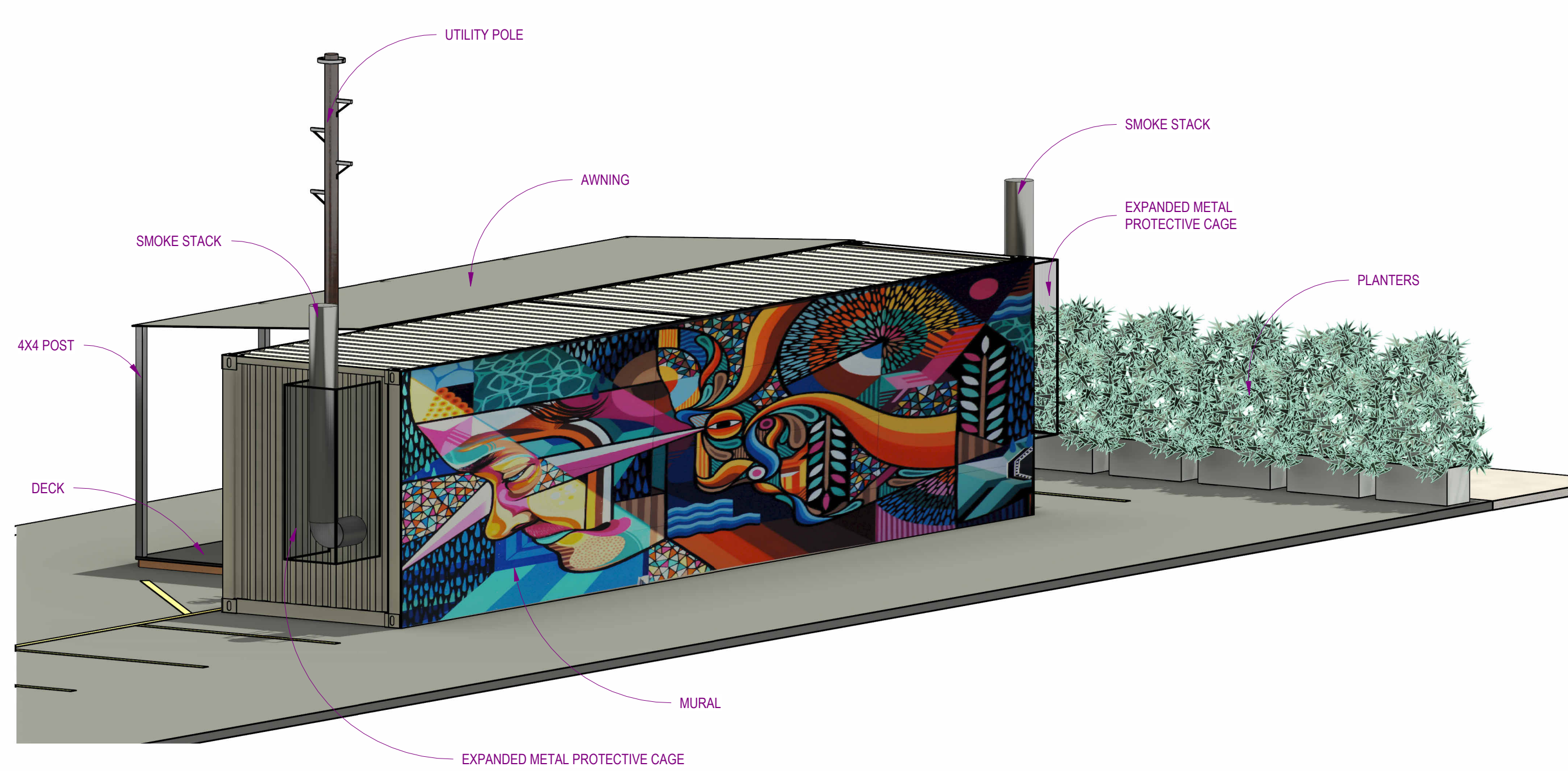
FLOOR PLAN

Drawn By: Matthew R. Jones
Checked By: Checker
Scale: 1/8" = 1'-0"
Project #: 262

A100

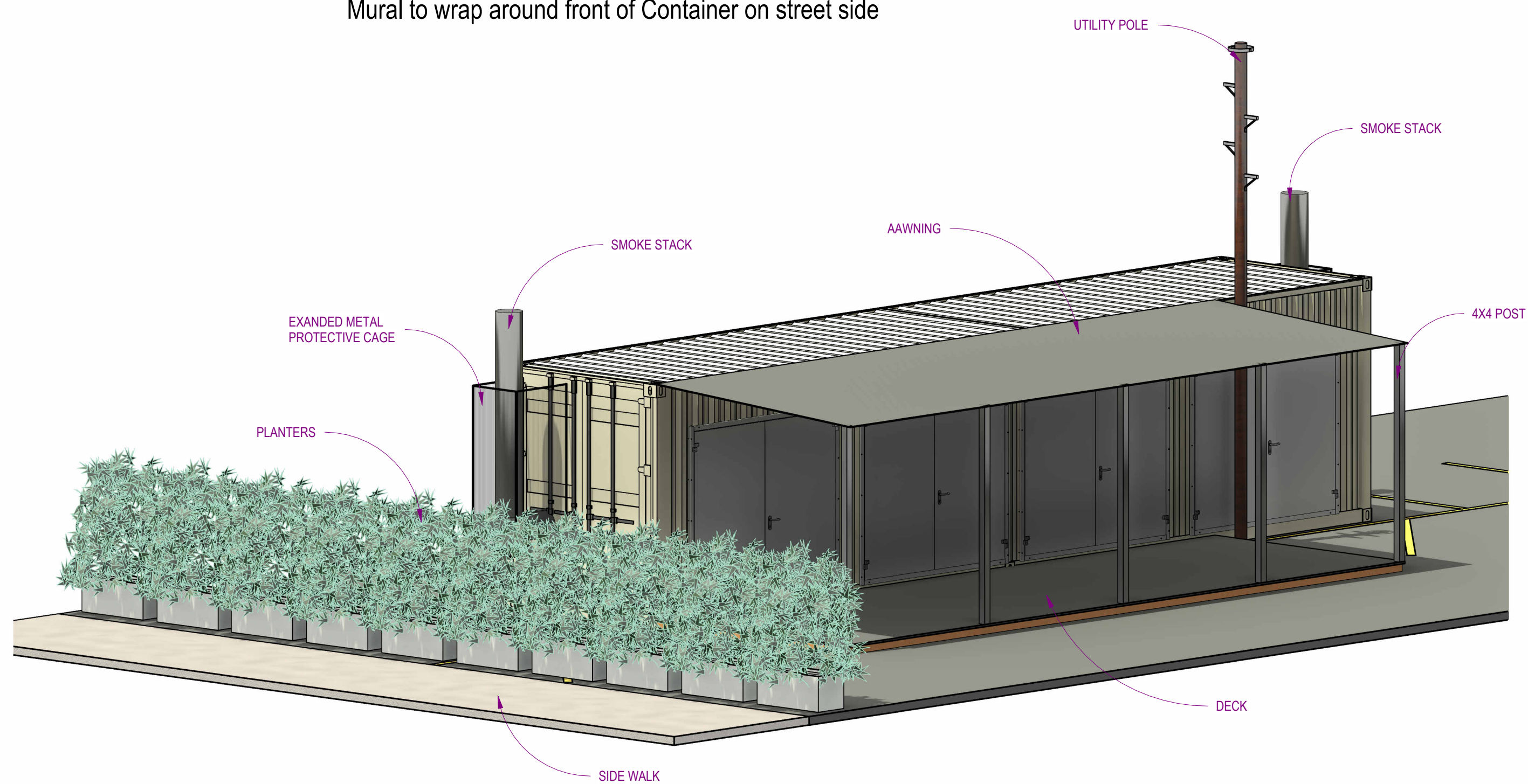


1 3D - Front Left

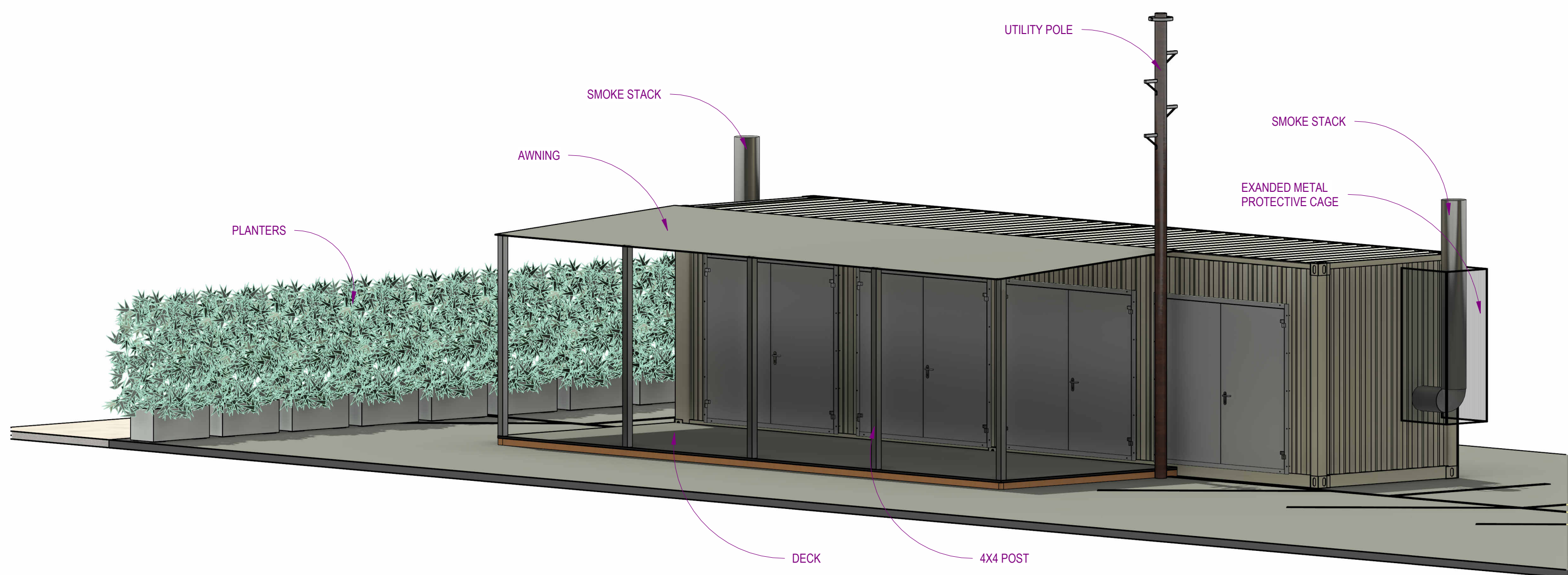


3 3D - Rear Left

Note:
Mural to wrap around front of Container on street side

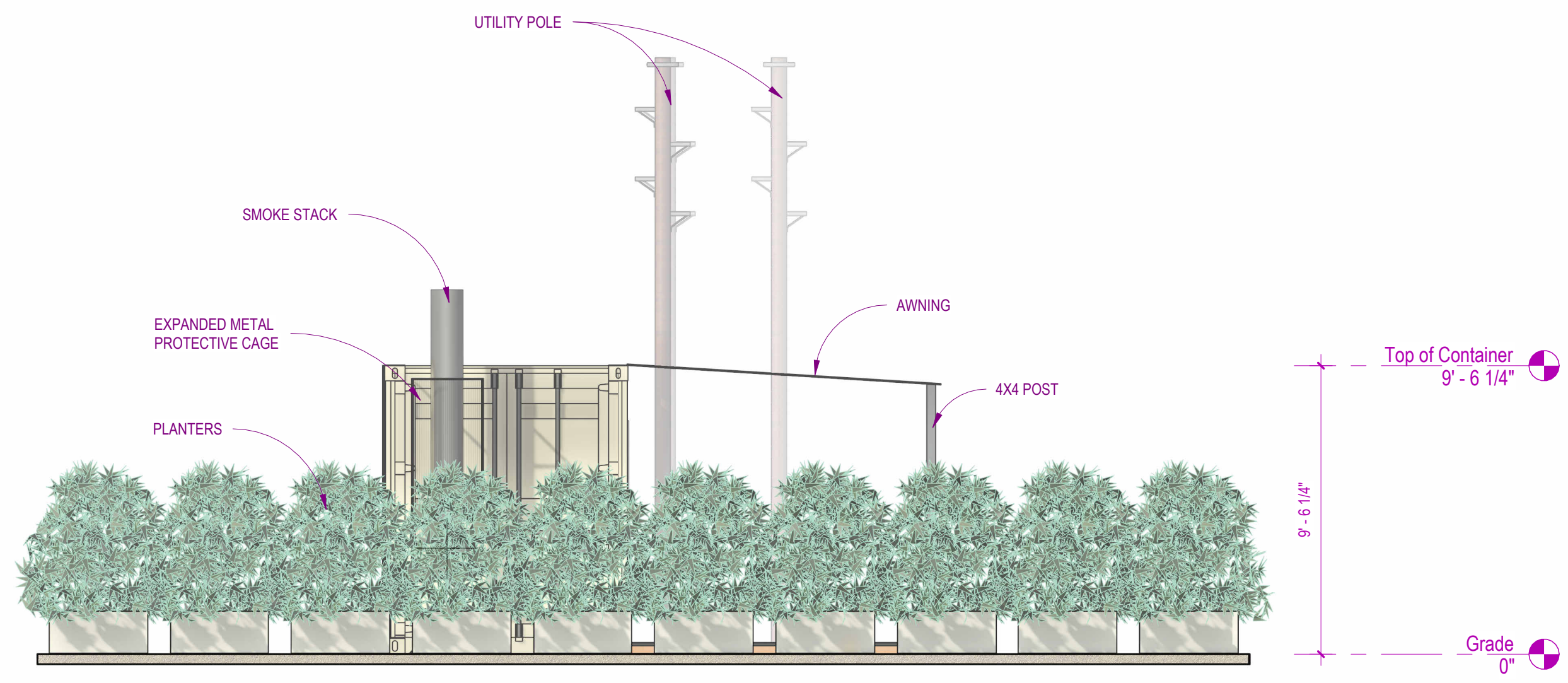


2 3D - Front Right

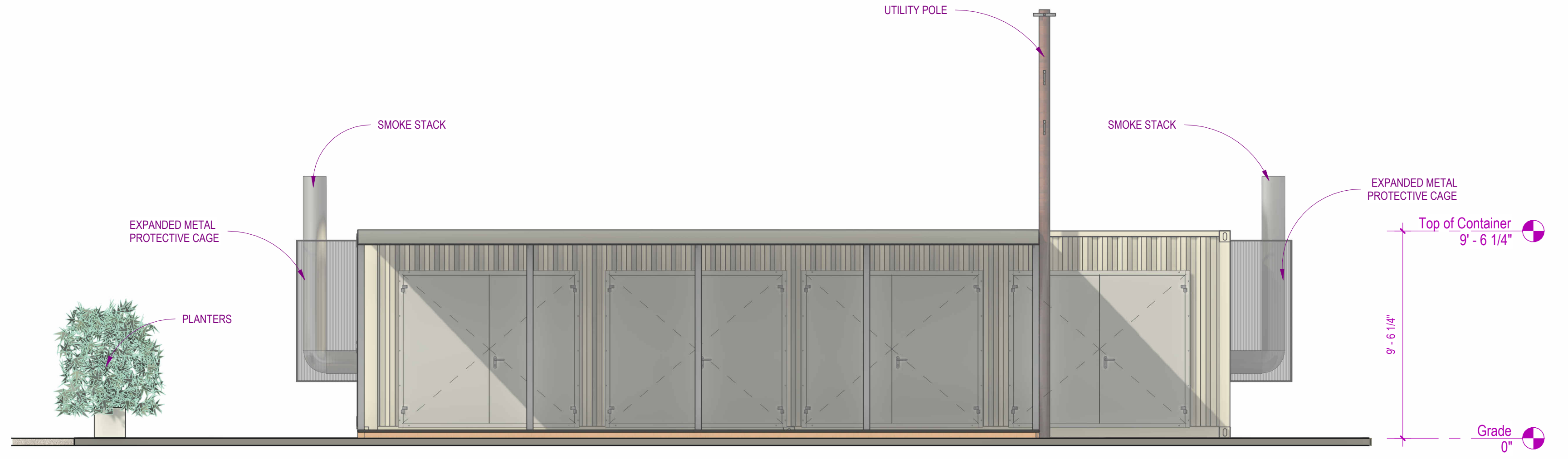


4 3D - Rear Right

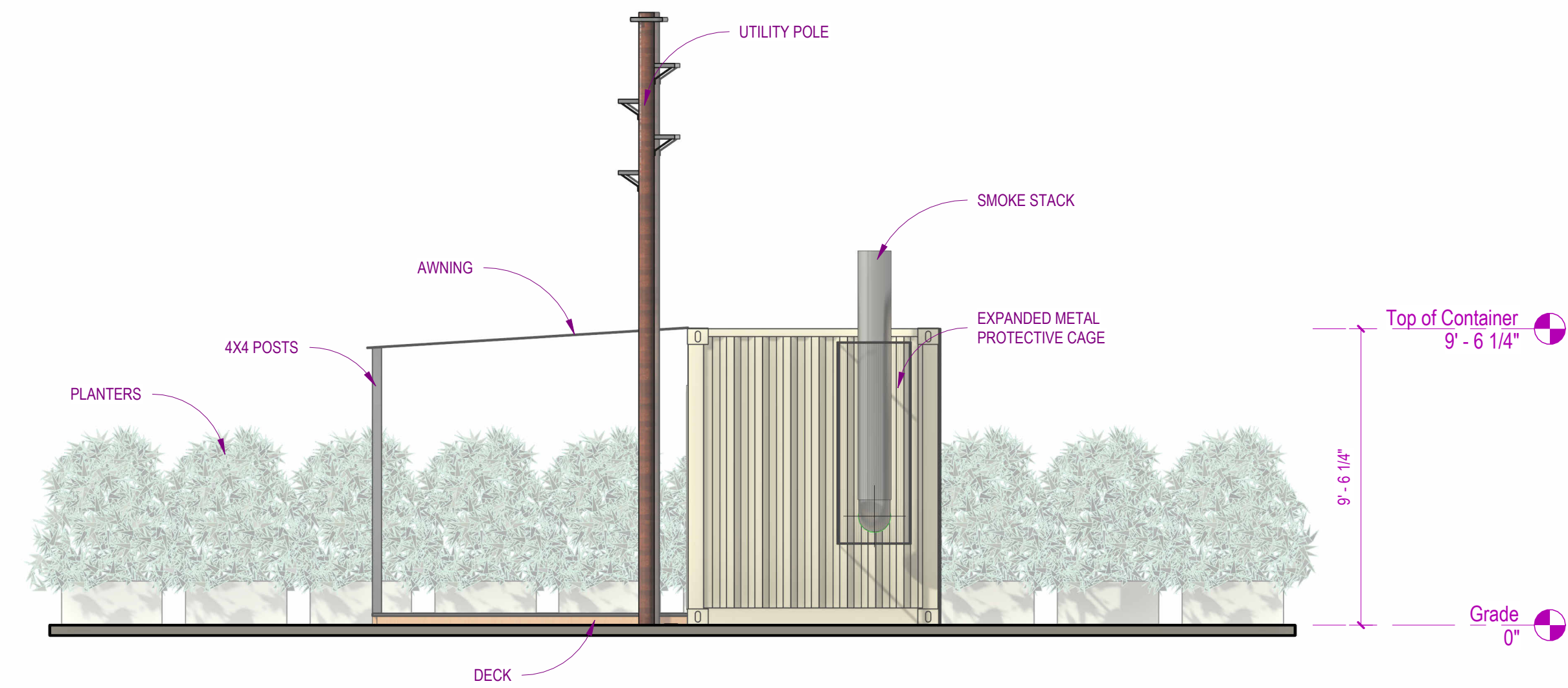
Rev	Description	Date



2 Front
1/4" = 1'-0"



3 Left
1/4" = 1'-0"



1 Rear
1/4" = 1'-0"



4 Right
1/4" = 1'-0"

Rev	Description	Date