



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. 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 1/2 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)

To: City Planning Commission
From: Land Use Administration
Date: February 3, 2026

PETITIONER

Vanessa Outlaw

LOCATION

3801 Seminary Ave/1010 W Laburnum Ave

PURPOSE

The applicant seeks to amend the original special use permit, which authorized a vocational school accessory to a church, as follows:

- Remove all other vocational school uses that were authorized by the original SUP, leaving only barbering and cosmetology as permitted vocational uses;
- List “salon services for profit” as a permitted use; and
- Remove the provision requiring a minimum of 70 parking spaces.

The applicant is requesting a Special Use Permit amendment to make these changes.

RECOMMENDATION

Staff finds that the subject property is designated as Residential on the Future Land Use Map in the Richmond 300 Master Plan. Accessory uses within active churches are an allowable use in this designation.

Staff finds that allowing “salon services for profit” does not fundamentally change the impacts of the use on the subject property and is appropriate for this location. Additionally, the applicant has eliminated all other vocational school focuses, thereby significantly restricting the uses permitted on the property.

Staff finds that the request to eliminate minimum parking requirements is consistent with Ordinance No. 2023-101, adopted by the City of Richmond in 2023, which removed all minimum parking standards citywide.

Staff concludes that the proposed ordinance conditions substantially satisfy the safeguards established in the City Charter concerning the granting of Special Use Permits. Specifically, staff finds that the proposed use would not be detrimental to the general welfare of the community involved and would not create congestion in the streets in the area involved.

Therefore, staff recommends approval of the Special Use Permit request.

FINDINGS OF FACT

Site Description

The property is in the Ginter Park neighborhood, on the corner of Seminary Avenue and Laburnum Avenue. The property is currently a 31,744.1 square foot (.729 acre) parcel of land.

Proposed Use of the Property

Vocational School and Salon Sales for Profit

Master Plan

The City's Richmond 300 Master Plan designates a future land use for the subject property as Residential, which is defined as a neighborhood consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature.

Development Style: Houses on medium-sized and large-sized lots in a largely auto-dependent environment. Homes are setback from the street. Future developments continue and/or introduce a gridded street pattern to increase connectivity. Future single-family housing, accessory dwelling units, duplexes, and small multi-family residential buildings are built to a scale and design that is consistent with existing buildings.

Ground Floor: Not applicable. **Mobility:** Bicycle and pedestrian access are prioritized and accommodated. Low residential density means that it is not possible to provide frequent transit within these areas; however, frequent transit may be found at the edges of these areas within more intense future land use designations. Many homes have driveways and/or garages, which are located off an alley behind the home if an alley is present.

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 (see Street Typologies Map).

Zoning and Ordinance Conditions

The current zoning for this property is split between R-1 Single-Family Residential and R-48 Multifamily Residential. The following features of the proposed development do not comply with the current zoning regulations:

Section 30-402.2 – Permitted accessory uses and structures in the R-1 District
The current zoning of R-1 does not allow for cosmetology schools or commercial salons (sale of services) as an accessory use.

Section 30-416.2. – Permitted accessory uses and structures in the R-48 District
The current zoning of R-48 does not allow for cosmetology schools or commercial salons as an accessory use.

If approved, this special use permit would impose development conditions, including:

- 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.
- 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.
- ~~The Special Use shall be served by no fewer than 70 parking spaces located at 3800 Chamberlayne Avenue and 3802 1/2 Chamberlayne Avenue.~~
- All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.
- 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.
- Students of the vocational school shall be at least 16 years of age.
- A maximum of no more than 60 students shall be enrolled at any time.

Surrounding Area

The area is primarily single-family residential with some institutional uses in the vicinity.

Neighborhood Participation

Staff notified the Ginter Park Residents Association, area residents and property owners. Staff has not received feedback as of this date.

Staff Contact: Madison Wilson, Planner, Land Use Administration, 804-646-7436

