



# Application for SPECIAL USE PERMIT

Department of Planning and Development Review

Land Use Administration Division

800 E. Broad Street, Room 311

Richmond, Virginia 23219

(804) 646-6304

<http://www.richmondva.gov>

Application is hereby submitted for: (check one)

- ☒ special use permit, new  
☐ special use permit, plan amendment  
☐ special use permit, text only amendment

## Project Name/Location

Property Address: 3731 and 3731-A Grubbs Lane and 4045 and 4057 Walmsley Blvd Date: October 28, 2022

Tax Map #: See Exhibit A Fee: \$300.00

Total area of affected site in acres: ~3.55 acres

(See page 6 for fee schedule, please make check payable to the "City of Richmond")

## Zoning

Current Zoning: R-3 Residential (Single-Family) District

Existing Use: Single Family Detached

## Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report.)

Construction of up to seventy-four (74) attached townhouse style units (one unit-over-one unit)

Existing Use: Vacant Parcel and Single Family Detached Parcel

Is this property subject to any previous land use cases?

Yes

No

☐☒

If Yes, please list the Ordinance Number: \_\_\_\_\_

**Applicant/Contact Person:** Brian Jackson

Company: Hirschler

Mailing Address: 2100 E. Cary Street

City: Richmond

State: VA

Zip Code: 23223

Telephone: (804) 771-9545

Fax: ( )

Email: bjackson@hirschlerlaw.com

**Property Owner:** Byron S. Ballard and Vicki L. Ballard

If Business Entity, name and title of authorized signer: \_\_\_\_\_

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: 3910 LAKE HILLS RD

City: NORTH CHESTERFIELD

State: VA

Zip Code: 23234

Telephone: (804) 921-8719

Fax: ( )

Email: BYRONBALLARD58885@GMAIL.COM, LVINES8@GMAIL.COM

**Property Owner Signature:**

Byron S. Ballard  
Byron S. Ballard

Vicki L. Ballard  
Vicki L. Ballard

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. **Faxed or photocopied signatures will not be accepted.**

**NOTE:** Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for special use permits.)

**REVISED May 31, 2023**  
**Special Use Permit Applicant's Report**

3731 Grubbs Lane, Parcel ID: C0080757006  
3731-A Grubbs Lane, Parcel ID: C0080757008  
4045 Walmsley Blvd, Parcel ID: C0080757017  
4057 Walmsley Blvd, Parcel ID: C0080757014

**INTRODUCTION**

Canterbury Development Group LLC, a Virginia limited liability company, is the contract purchaser of approximately 3.55 acres of land located in Richmond, Virginia at 3731 and 3731-A Grubbs Lane, owned by Byron S. Ballard; 4045 Walmsley Blvd, owned by Byron S. Ballard and Vickie L. Ballard and 4057 Walmsley Blvd owned by Byron S. Ballard and Vicki Laverne Ballard (all aforementioned land is collectively referred to herein as the "Property") (all aforementioned persons and entities are collectively referred to herein as the "Applicant").

The Applicant plans to develop up to seventy-two (72) attached townhouse style residences (one unit over one unit) for sale and/or rent (the "Townhomes") as shown on the Revised SUP Plan Set entitled "Walmsley Boulevard Condos SUP Plan," dated 9.23.2022, revision date May 19, 2023 and prepared by Timmons Group (the "Project"). The Applicant's vision for the Property and the area will be known as "Walmsley Townhouses," a small residential development that will provide both young families and retirees in the South Richmond community with much-needed, new, easy to maintain single-family homes.

The Property is located within the Cottrell Farms Neighborhood.

**PROPOSED USE AND SPECIAL USE PERMIT REQUEST**

The Property is zoned R-3 Residential (Single-Family) District.

The Applicant is seeking a Special Use Permit to allow construction of the Townhomes.

The Project will have two models that will be substantially similar to the floor plans entitled "Walmsley Townhomes Floor Plans" attached hereto (the "Floor Plans"). The Townhomes will be 900 square feet in floor area or greater. The exterior of each dwelling as shown on the attached "Elevations", for illustration purposes only, will be sided with HardiePlank or a similar siding. Additionally, the interior road will be a private Right-of-Way with perpendicular parking and two access points to and from Grubb Lane.

**EXISTING PROPERTY AND SURROUNDING AREA**

The Property forms the northern margin of the Cottrell Farms neighborhood. Cottrell Farms is bound by Walmsley Road to the North, Falling Creek to the South, Hopkins Road to the East, and Iron Bridge Road to the West. While the neighborhood is mostly made up of single-family homes, it has a few restaurants and other retail uses throughout the area.

## THE RICHMOND 300 PLAN

The Richmond 300 Plan designates the Property's future use as Residential, a category which calls for houses on medium-sized and large-sized lots that are setback from the street in a largely auto-dependent environment. The primary use for a Residential use category includes single-family houses, accessory dwelling units, and open space. Secondary uses include duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural. Additionally, buildings generally range from one to three stories.

## PROPOSED USE

The development of the Project as described herein is compatible with the surrounding area and an appropriate use for the site. The Project will be an infill of development and serve as a natural addition to the many single family dwellings in the neighborhood. The Project's proposed townhouse style with one-over-one units is in line with the Richmond 300 plan for the area. This Project will provide dozens of new, high-quality houses at attainable market prices.

Utilities will be connected to the adjacent public water and sewer mains. Storm or surface water shall not be allowed to accumulate on the land. The developer of the Project, 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.

The Project is projected to generate approximately 500-600 vehicle trips per day, an amount that should be easily absorbed by the surrounding road network. Grubb Lane is a feeder street to Walmsley Boulevard, which is a median-separated four-lane road. The Project's entrances would be 150 & 575 feet from Grubb Lane's interchange with Walmsley Boulevard, which is 800 feet from Walmsley Boulevard's interchange with Hopkins Road, another four lane road. The Property's location means that morning and evening commutes should be spread evenly across the adjacent major roads. Additional traffic will be further alleviated by the private right of way and perpendicular parking spaces throughout the Property as well as the Property's proximity to GRTC transit options on Belt Boulevard.

## SUITABILITY OF ZONING and FINDINGS OF FACT

The following are factors listed in Section 30-1050.1 of the Zoning Ordinance to be considered with the review of special use permit applications.

*The proposed SUP will:*

- *NOT be detrimental to the safety, health, morals, and general welfare of the community.*

The proposed development will provide the opportunity for needed housing stock, and provide the community with conveniently-located, attainable starter or retirement homes. These residences will enhance the community's safety, health, morals and general welfare.

- *NOT tend to create congestion in streets, roads, alleys, and other public ways and places in the area.*

The new residences should have a negligible impact on traffic in the area, as the private right of way with perpendicular parking and the conveniently-located GRTC transit routes will mitigate any additional burden.

- *NOT create hazards from fire, panic or other dangers.*

The Project will be constructed in accordance with applicable building and fire safety codes and energy conservation requirements.

- *NOT overcrowd land or cause an undue concentration of population.*
- *NOT adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.*

The above-referenced City services will not be adversely affected by the proposed use of the Project. Utilities and infrastructure are in place and adequate for the proposed use. The proposed reuse of the Property will enhance the area without affecting existing public facilities. Additionally, the development is likely to attract residents of diverse backgrounds and age groups so as not to adversely impact area schools, parks, playgrounds, water supplies, sewage and storm water systems, transportation or other governmental service.

- *NOT interfere with adequate light and air.*

The Property is in a location with ample air, light and space components. The light and air available to the Property and adjacent properties will not change if the SUP is granted.

#### COMMUNITY SUPPORT FOR SPECIAL USE PERMIT

This Property is not within an area served by a City-listed neighborhood association or civic association. The Applicant has provided the application materials to Councilwoman Reva M. Trammell who supports the Project and the SUP request. The Applicant also presented the Project details at Councilwoman Trammell's Community Meeting on October 6, 2022, and collected eleven letters of support, which are attached to this application.

#### CONCLUSION

The proposed Project will increase revenue to the City of Richmond in the form of an expanded real estate tax base, new construction bringing jobs to the area, as well as more consumers to the area. The Project will be a highly visible symbol of revitalization in South Richmond contributing to the area's future transformation and thereby further the City's aspirations for this neighborhood.





AIRO  
LED SERIES  
AREA/SITE/ROAD LIGHTER

Cat.#  
JobType

Approvals

**SPECIFICATIONS**  
**Construction:**

- Stylish vertically finned die-cast and extruded aluminum for maximum heat dissipation
- Separate optical and electrical compartment for improved thermal management and optimum component operation

**EPA:**

- 16L – 50H<sup>2</sup>
- 16L – 62 H<sup>2</sup>
- 24L – 74 H<sup>2</sup>

**Optics:**

- Premium engineered individual acrylic lenses deliver E5 Type II, III, IV and V distributions
- Lens distributions are field rotatable (in 90° increments) or exchangeable for job site fine-tuning
- 3000K, 4000K, or 5000K (70 CRI) CCT
- Zero uplight

**Electrical:**

- Configured with 8, 16, or 24 high current and high output LEDs to replace 150, 250 and 400W/HID respectively
- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40° C to 40° C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 10KA and 10KV protection meeting ANSI/IEEE C62.41.2 Category C High and Surge Location Category CS. Automatically takes fixture off-line for protection when device is consumed

**Controls:**

- Photo control, occupancy sensor and wireless available for complete on/off and dimming control

**PRODUCT IMAGE(S)**  
ASL-24L  
ASL-16L  
ASL-8L

**DIMENSIONS**  
ASL-8L  
ASL-16L  
ASL-24L

**SHIPPING INFORMATION**  
Catalog NumberG.W./kg/CTNLengthInch (cm)WidthInch (cm)HeightInch (cm)  
ASL-8L15 (6.8)20.75 (52.7)15.125 (38.4)6.9375 (17.6)  
ASL-16L19 (8.6)25 (63.5)15.125 (38.4)6.9375 (17.6)  
ASL-24L24 (11.0)25 (63.5)15.125 (38.4)6.9375 (17.6)

**7-pin ANSI C136.41-2013 photocontrol** receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)

**0-10V dimming** leads available for use with control devices provided by others, must specify lead length)

**In addition, AIRO** can be specified with SiteSync™ wireless control system for reduction in energy and maintenance cost while optimizing light quality 24/7. See ordering information or visit [www.hubbellighting.com/sitesync](http://www.hubbellighting.com/sitesync) for more details.

**Installation:**

- Tool-less entry to wiring/driver compartment
- Universal mounting block works with #2 drill pattern (See page 4 illustration)
- Fixture ships with slotted mounting block to accommodate wide range of drill patterns for easy retrofit opportunities (See page 4 illustration for dimensions)
- Mast arm filter accessory or option available for 2-3/8" OD brackets

**Finish:**

- TSC thermoseal polyester powder paint finish applied at nominal 2.5 mil thickness

**Warranty:**  
Five year limited warranty (for more information visit: <http://www.hubbelloutdoor.com/resources/warranty/>)

**Listings:**

- DesignLights Consortium (DLC) qualified, consult DLC website for more details: <http://www.designlights.org/DLC/>
- Listed to UL1598 and CSA C22.2 #250.0-24 for wet locations and 40°C ambient temperatures
- 3G rated for ANSI C136.31 high vibration applications
- IP65 optical assembly
- IDA approved

**CERTIFICATIONS/LISTINGS**  
DLC

CONFIGURABLE ORDERING INFORMATION NEXT PAGE

## AREA STREET LIGHTING STYLE EXAMPLE

SUP Note:

All site elements that are shown here and not specified in the applicant report are schematic and the specific number, type and location of trees, light fixtures, parking spaces, and other design elements will be detailed and approved with the design plans after SUP approval.

PRELIMINARY  
FOR REVIEW ONLY

THIS DRAWING PREPARED AT THE  
**CORPORATE OFFICE**  
1001 Boulders Parkway, Suite 300 | Richmond, VA 23225  
TEL 804.200.6500 FAX 804.586.0106 [www.timmons.com](http://www.timmons.com)

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION  
REVISED PER SUP COMMENTS AND PLANNING DEPARTMENT MEETINGS  
REVISED PER SUP COMMENTS

DATE	REVISION
05/19/2023	REVISED PER SUP COMMENTS AND PLANNING DEPARTMENT MEETINGS
07/12/2023	REVISED PER SUP COMMENTS

DATE  
09/23/2022

DRAWN BY  
S. TREAKLE

DESIGNED BY  
G. ROGERS

CHECKED BY  
A. CAMPBELL

SCALE  
1" = 30'

WALMSLEY BOULEVARD CONDOS  
9TH DISTRICT - CITY OF RICHMOND - VIRGINIA  
PRELIMINARY LANDSCAPE AND LIGHTING PLAN

JOB NO.  
57805  
SHEET NO.  
4 OF 4

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**PARCEL "A"** (NW PARCEL) 0.527 ACRES

OWNER: CANTERBURY DEVELOPMENT GROUP, LLC  
ADDRESS: 4057 WALMSLEY BOULEVARD  
PARCEL ID: C0080757014  
INSTRUMENT: 230000397

**PARCEL "C" (SW PARCEL) 1.070 ACRES**

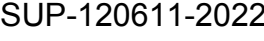
OWNER:	CANTERBURY DEVELOPMENT GROUP, LLC
ADDRESS:	3731 GRUBBS LANE
PARCEL ID:	C0080757008
INSTRUMENT:	20000396

TOTAL = 3.578 ACRES

**SETBACKS (req'd per SUP):**

- 15' building setback (front and side) from RWAY
- 5' building setback (rear and side) from adjacent properties

All site elements that are shown here and not specified in the applicant report are schematic and the specific number, type and location of trees, light fixtures, parking spaces, and other design elements will be detailed and approved with the design plans after SUP approval.







REVERSE  
UNIT "F" - UPPER UNIT  
UNIT "E" - LOWER UNIT  
ELEVATION "A"

PER PLAN  
UNIT "D" - UPPER UNIT  
UNIT "C" - LOWER UNIT  
ELEVATION "B"

PER PLAN  
UNIT "B" - UPPER UNIT  
UNIT "A" - LOWER UNIT  
ELEVATION "C"

1  
B-1  
**6-UNIT BUILDING - JTBO6**  
SCALE: 1/8" = 1'-0"



REVERSE  
UNIT "H" - UPPER UNIT  
UNIT "G" - LOWER UNIT  
ELEVATION "B"

PER PLAN  
UNIT "F" - UPPER UNIT  
UNIT "E" - LOWER UNIT  
ELEVATION "A"

PER PLAN  
UNIT "D" - UPPER UNIT  
UNIT "C" - LOWER UNIT  
ELEVATION "B"

PER PLAN  
UNIT "B" - UPPER UNIT  
UNIT "A" - LOWER UNIT  
ELEVATION "C"

2  
B-1  
**8-UNIT BUILDING - JTBO8**  
SCALE: 1/8" = 1'-0"



REMARKS

REV. NO. DATE

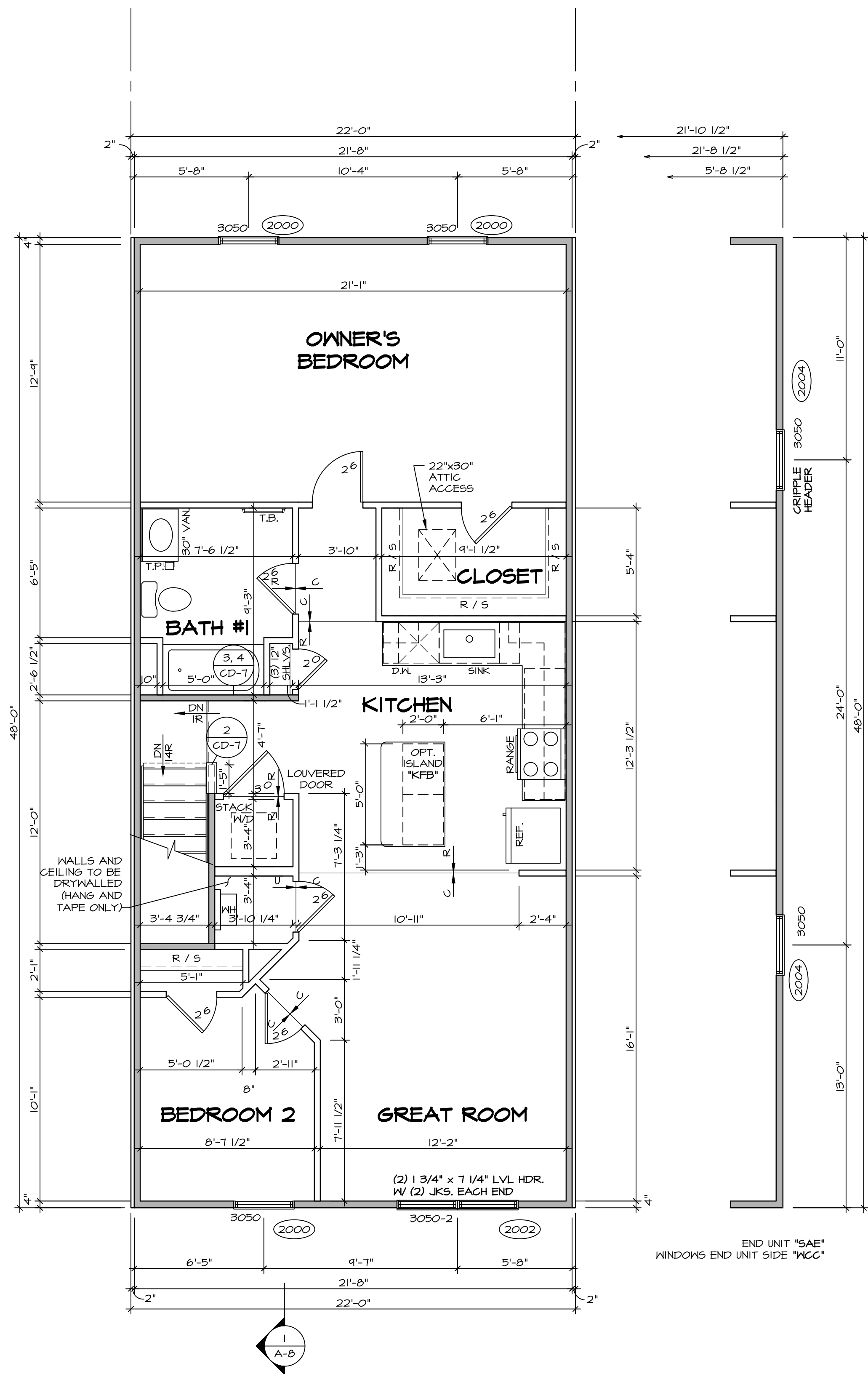
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**NVR**  
NVR, Inc.  
5285 Westview Drive, Suite 100  
Frederick, MD 21703

MODEL	SET NO. JTBOXX
JOHNSON / TURNER	VERSION 01
DRAWING TITLE	DRAWN BY CAP
STRIP ELEVATIONS	DATE: 2/24/2020
OPTION DESCRIPTION	OPTION

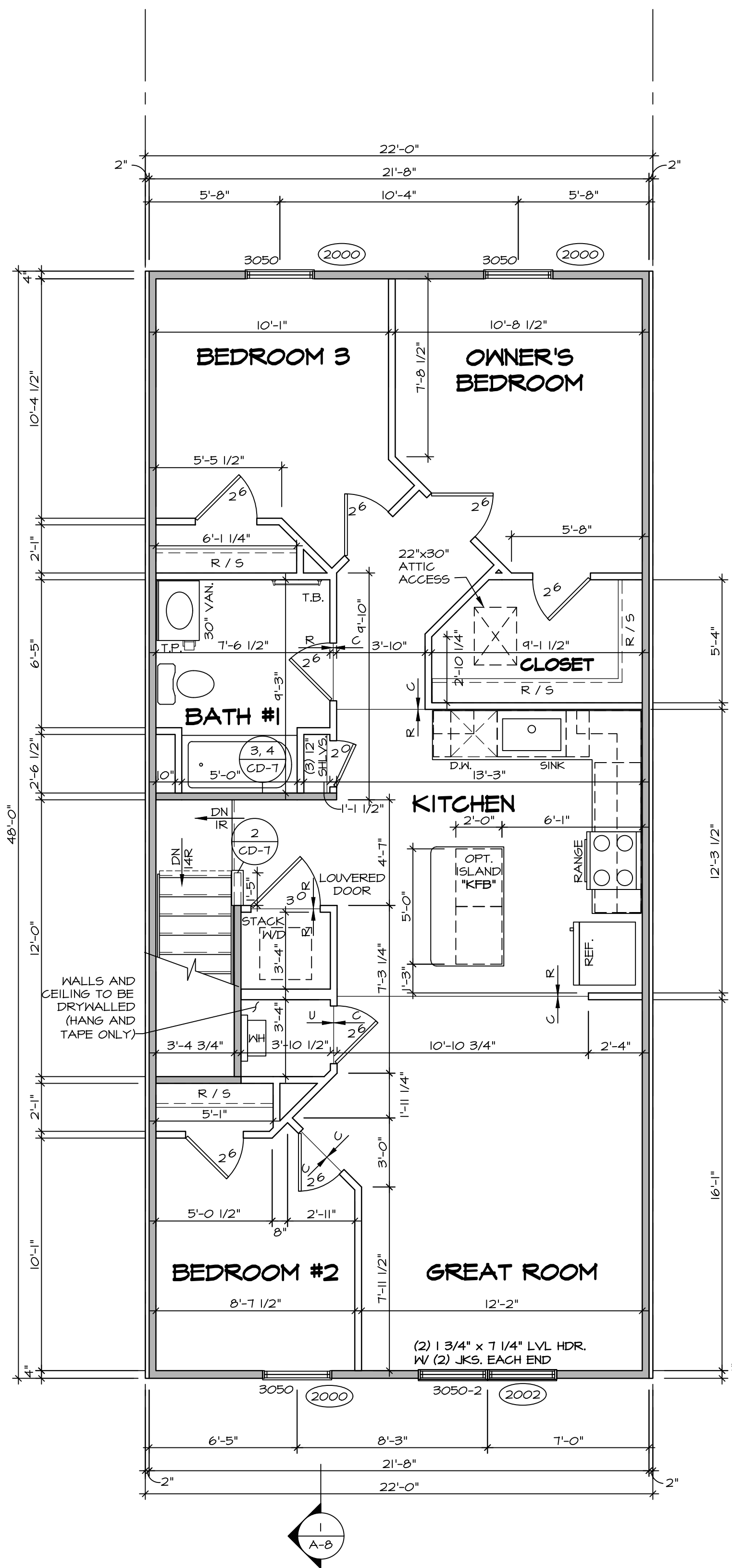






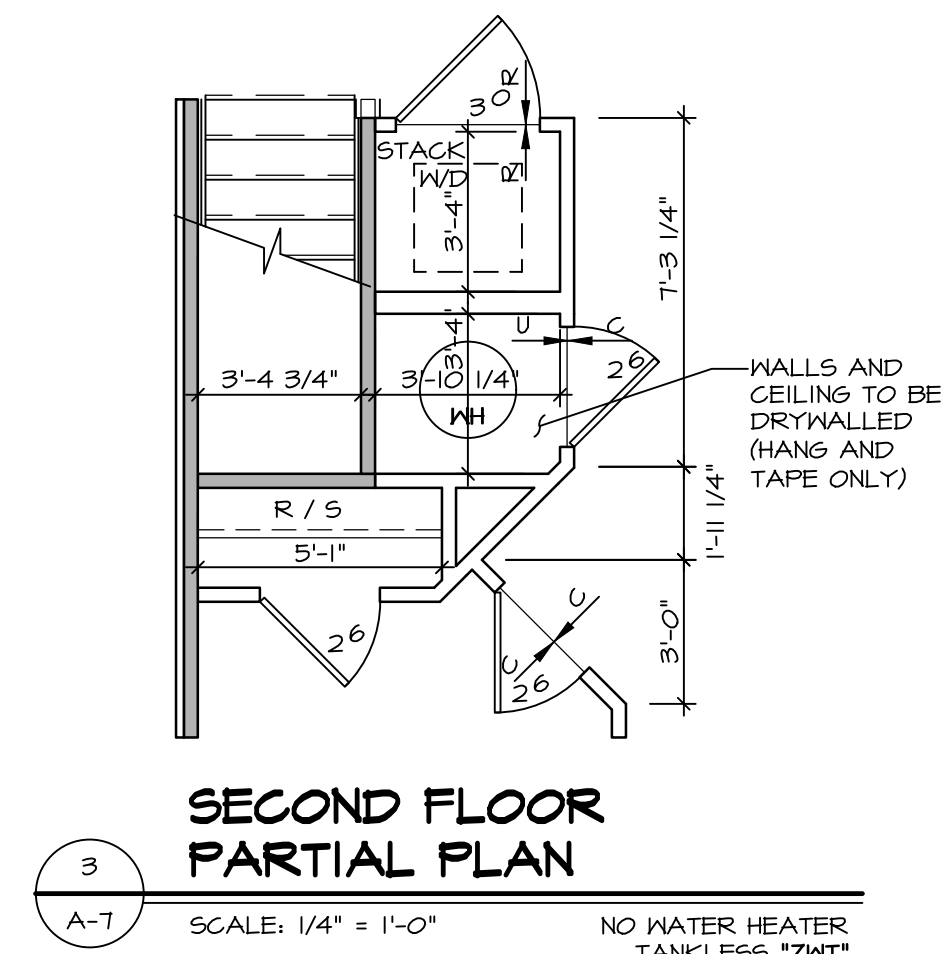
1 SECOND FLOOR PLAN  
A-T SCALE: 1/4" = 1'-0"

INTERIOR UNIT "SAO"  
TWO BEDROOM "BBB"  
ELEVATION "A" "ELA"  
ELEVATION "B" "ELB"



2 SECOND FLOOR PLAN  
A-T SCALE: 1/4" = 1'-0"

INTERIOR UNIT "SAO"  
THREE BEDROOM "BCB"  
ELEVATION "C" "ELC"



3 SECOND FLOOR PARTIAL PLAN  
A-T SCALE: 1/4" = 1'-0"

NO WATER HEATER  
TANKLESS "2MT"

LEGEND	
	BEARING WALL
	NON BEARING WALL
	INDICATES BEARING FROM POINT-LOAD ABOVE
	JACKS
	BEAM/HEADER
	PAD FOOTING
	STEEL COLUMN
	TRUSS TIE DOWN
	PORTAL FRAME
	JOIST/TRUSS
	LVL
	ENGINEERING PAGE NUMBER
SEE FG DETAILS FOR FRAMING CONNECTORS	

#### GENERAL NOTES:

- FOR INFORMATION ON FIRE ASSEMBLIES SEE (CD-15)
- FOR INFORMATION ON FIRE PENETRATION ASSEMBLIES SEE (CD-16)
- FOR INFORMATION ON FIRE SEPARATION SECTION SEE (CD-16)

#### FLOOR PLAN NOTES

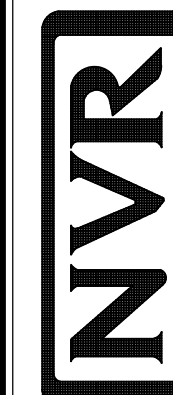
- ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, OR (2) 2x6 w/ 2x8 WALLS UNLESS OTHERWISE NOTED.
- ALL HEADERS TO HAVE (1) 2x4 OR 2x6 OR 2x8 JACK AND KING STUD EACH END, UNLESS OTHERWISE NOTED. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARINGS, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING OR CONTINUOUS LOAD PATH JACKS ARE REQUIRED UNLESS OTHERWISE NOTED.
- ALL EXTERIOR WALLS TO BE 4" w/ OSB, 6" w/ OSB OR 1 3/4" w/ OSB, ALL INTERIOR WALLS TO BE 3 1/2", UNLESS OTHERWISE NOTED.
- HATCHED AREAS INDICATE DROPPED CEILINGS. ALL DROPPED CEILINGS ARE 12" UNLESS OTHERWISE NOTED.
- SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
- SEE STANDARD DETAIL CD-1 FOR INTERIOR TRIM DETAILS.
- ALL WINDOWS HAVE T-2 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
- ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE PLAT 2x4 OR 2x6 ATTACHED TO CRIPPLES ABOVE, UNLESS OTHERWISE NOTED.
- BEARING WALLS WITH SP#1 PLATES IDENTIFIED REQUIRE SILL PLATE AND BOTH TOP PLATES TO BE SP#1 MATERIAL.

REMARKS

REV. NO.

DATE

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NVR, Inc.  
5285 Washview Drive, Suite 100  
Frederick, MD 21703

SET NO. JHCOO/TRNOO

VERSION 01

DRAWN BY CAP

DATE: 3/2/2020

OPTION

MODEL TURNER

DRAWING TITLE SECOND FLOOR PLAN

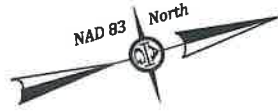
OPTION DESCRIPTION

This is to certify that on **12/17/14**

This is to certify that on 12/17/14  
I made an accurate field survey of the known premises  
shown hereon; that all improvements known or visible  
are shown hereon; that there are no encroachments by  
improvements either from adjoining premises, or from  
subject premises upon adjoining premises, other than  
shown hereon.

NOTE: THIS LOT APPEARS  
TO BE IN FEMA FLOOD ZONE  
X AS SHOWN ON HUD  
COMMUNITY PANEL NUMBERS  
510129 0076D

**NOTE:**  
This survey has been prepared without the benefit of a title report and does not therefore necessarily indicate all encumbrances on the property.

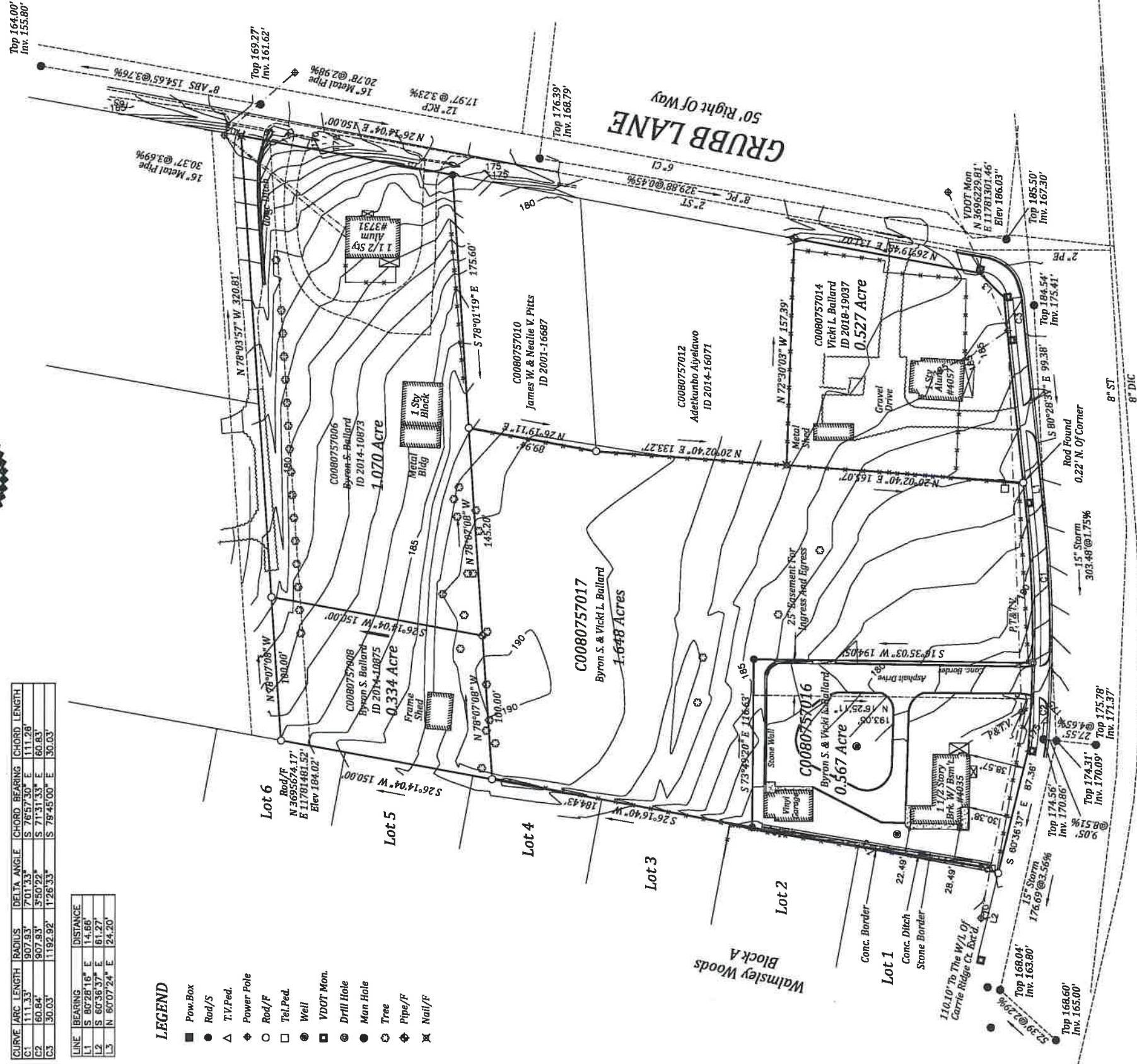


CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	111.33'	907.93'	3°01.33"	S 76°57'30" E	111.28'
C2	60.84'	907.93'	3°50.22"	S 71°31'33" E	60.83'
C3	30.03'	1192.92'	1°26.33"	S 79°45'00" E	30.03'

LINE	BEARING	DISTANCE
L1	S 80°26'16" E	14.66'
L2	S 60°36'37" E	61.27'
L3	N 60°07'24" E	24.20'

## LEGEND

-  *Pow.Box*  
 *Rod/S*  
 *T.V.Ped.*  
 *Power Pole*  
 *Rod/F*  
 *Tel.Ped.*  
 *Well*  
 *VDOT Mon.*  
 *Drill Hole*  
 *Man Hole*  
 *Tree*  
 *Pipe/F*  
 *Nail/F*



**WALMSLEY BOULEVARD**

## Variable Width Right Of Way

BASE SHEET FOR DESIGN OF  
5 PARCELS OF LAND WITH TOPOGRAPHY LOCATED  
SOUTH OF WALMSLEY BOULEVARD AND  
EAST OF GRUBBS LANE  
RICHMOND, VIRGINIA

JN 44330 (Revised 4/16/15)

**A. G. HAROCOPOS & ASSOCIATES, P.C.**

**CERTIFIED LAND SURVEYOR AND CONSULTANT**

4920 E. MILLBRIDGE PKWY. SUITE 200 MIDLOTHIAN VA. 23112  
Office 804 744 2630 FAX 804 744 2632  
E-MAIL AGHAROCOPO5@VERIZON.NET

Scale  $1''=50'$  Date 12/17/14 Drawn by \_\_\_\_\_



## Special Use Permit

*For questions, please contact Matthew Ebinger  
at 804-646-5789 or [matthew.ebinger@rva.gov](mailto:matthew.ebinger@rva.gov)*

