



## CITY OF RICHMOND

### Department of Planning & Development Review *Staff Report*

**Ord. No. 2020-024:** To authorize the special use of the property known as 8764 West Huguenot Road for the purpose of two automated teller machines as accessory uses to an existing convenience store and automobile service station, upon certain terms and conditions.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** February 3, 2020

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#### **PETITIONER**

George W. Gray

#### **LOCATION**

8764 W. Huguenot Road

#### **PURPOSE**

To authorize the special use of the property known as 8764 West Huguenot Road for the purpose of two automated teller machines as accessory uses to an existing convenience store and automobile service station, upon certain terms and conditions.

#### **SUMMARY & RECOMMENDATION**

The subject property is located in the B-2 Community Business District. An automated teller machine is a permitted accessory use if it is accessible only from the interior of buildings devoted to permitted principal uses other than individual dwelling units or lodging units. The proposed automated teller machines would be freestanding and located exterior to the buildings therefore, the Special Use Permit is required.

Staff finds the proposed use to be generally consistent with the mix of uses permitted by the underlying B-2 zoning designation.

Staff finds that with the ordinance conditions the safeguards contained within the City Charter, relative to the granting of Special Use Permits, are met. 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.

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#### **FINDINGS OF FACT**

##### **Site Description**

The subject property is a 1.14 acre property with improvements. The property is located on the north side of West Huguenot Road, across which is located Chesterfield County. The property is located in the Stony Point Neighborhood of the Huguenot Planning District.

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### **Proposed Use of the Property**

The proposed development will install a walk-up ATM kiosk that will house two ATM machines. As part of the installation, the kiosk will be accessible per Americans with Disabilities Act (ADA) regulations and ADA compliant parking will also be provided. Appropriate lighting as well as safety bollards will be installed for patron safety. The unmanned ATMs will be accessible 24 hours a day, seven days a week.

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### **Master Plan**

The City of Richmond's Master Plan designates a future land use category for the subject property as Single-Family Low Density. Primary use is single-family detached dwellings at densities up to seven units per acre. Includes residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses.

### **Zoning and Ordinance Conditions**

The subject property is located in the B-2 Community Business District. An automated teller machine is a permitted accessory use if it is accessible only from the interior of buildings devoted to permitted principal uses other than individual dwelling units or lodging units. The proposed automated teller machines would be freestanding and located exterior to the buildings therefore, the Special Use Permit is required.

The special use permit ordinance will impose conditions on the property, including:

- a) The Special Use of the Property shall be as two automated teller machines with exterior access as accessory uses to an existing convenience store and automobile service station.
- b) Outdoor lighting shall be located, directed or shielded so as not to shine directly on adjoining properties or to create a traffic hazard by means of glare or similarity to or confusion with traffic signals, warning lights or lighting on emergency vehicles.
- c) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way

### **Surrounding Area**

The property abutting to the east is owned by the City of Richmond and contains a fire station and communications towers. Abutting the north and west property lines is Snead's Nursery. All abutting properties are located in the R-2 Single-Family Residential District. In this area, W. Huguenot Road serves as the municipal line between The City of Richmond and Chesterfield County. The properties in the Chesterfield County area south of Huguenot Road contain single-family dwellings.

### **Neighborhood Participation**

No comments of support or opposition have been received from the community or neighboring property owners for this application.

**Staff Contact:** David Watson, Senior Planner, Land Use Administration, 804-646-1036  
[David.Watson@Richmondgov.com](mailto:David.Watson@Richmondgov.com)