

**From:** [Brian Ferrell](#)  
**To:** [City Clerk's Office](#)  
**Subject:** Fwd: Urgent Concerns Regarding Proposed Development at 7100 Jahnke Road  
**Date:** Monday, December 2, 2024 7:08:14 PM

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----- Forwarded message -----

**From:** **Brian Ferrell** <[ferrellbj@vcu.edu](mailto:ferrellbj@vcu.edu)>  
**Date:** Mon, Dec 2, 2024 at 7:05 PM  
**Subject:** Urgent Concerns Regarding Proposed Development at 7100 Jahnke Road  
**To:** <[RVAMayor@rva.gov](mailto:RVAMayor@rva.gov)>, <[PDRLandUseAdmin@rva.gov](mailto:PDRLandUseAdmin@rva.gov)>, <[Kevin.Vonck@richmondgov.com](mailto:Kevin.Vonck@richmondgov.com)>, <[tayia.west@rva.gov](mailto:tayia.west@rva.gov)>, <[Kristen.nye@rva.gov](mailto:Kristen.nye@rva.gov)>, <[4thdistrict@sarahabubaker.com](mailto:4thdistrict@sarahabubaker.com)>

Hello,

I hope this message finds you well. I am writing as a concerned resident of the Boulder Parke neighborhood, alongside many of my neighbors, regarding the proposed development at 7100 Jahnke Road. This development raises significant issues that will adversely affect our community, and I urge you to take these concerns into serious consideration before any decisions are made.

### 1. Incompatible Zoning and Risky Development Practices

The property was purchased with full knowledge of its R-1 zoning status, meant for single-family dwellings and certain businesses like medical or dental practices. The developer's speculative investment should not override the rights and stability of current property owners in surrounding neighborhoods. We trust that Richmond's elected and appointed officials will uphold zoning regulations that protect the community.

### 2. Unclear Development Plans and Parking Issues

The proposed development lacks transparency. For instance, the initial mention of "29 parking spaces" has been revised to "off-street parking." This vague phrasing creates uncertainty about how the site will handle parking, especially for short-term rental units. Where will overflow parking go? Likely into our neighborhoods, leading to traffic congestion and parking disputes.

### 3. Traffic Congestion and Safety Risks

The Jahnke and Hioaks Roads area already experiences heavy traffic, and this development will exacerbate the problem. Increased congestion will likely result in

more vehicle and pedestrian accidents and hinder emergency vehicles from reaching Chippenham Hospital, our vital Level 1 Trauma Center. A new traffic study is critical before moving forward with this project.

#### 4. Crime and Community Safety

The proximity of similar businesses in the area has already led to increased crime rates, as evidenced by the recent shooting on November 12th at 6100 Jahnke Road. A convenience store or similar retail space in this development will likely attract undesirable activities, further compromising neighborhood safety.

#### 5. Decline in Property Values

This project will negatively impact property values in the Boulder Parke and surrounding neighborhoods. Our community has been diligent in maintaining high property standards, contributing significantly to Richmond's tax base. Allowing such a development would undo years of hard work and investment by the residents.

#### 6. Lack of Community Benefits

The proposed convenience store or potential retail space does not provide beneficial or necessary services to the neighborhood, contrary to the Richmond City Planning Commission's stated purpose. This development appears to prioritize profit for the developer rather than the well-being of the community.

#### 7. Negative Precedent for Future Developments

If the special use permit is approved, it sets a dangerous precedent, enabling further unchecked commercial developments in residential zones. This could permanently alter the character of our neighborhoods and encourage other profit-driven developers to pursue similar disruptive projects.

#### 8. Impact on Local Schools and Environment

The addition of a new vape shop across from Lucille Brown Middle School underscores the lack of oversight in planning for this area. It sets a concerning example for our children and families. Moreover, the environmental impact of increased traffic and congestion should not be ignored.

As stewards of this community, we ask the Planning Commission and City Council to prioritize the well-being and safety of residents over other interests. We request the following actions:

- Rejection of the special use permit for this development.
- Transparency in the planning process, including providing residents with access to detailed development plans.
- A comprehensive traffic study to assess the impact of increased vehicles on Jahnke and Hioaks Roads.
- Ensuring alignment with the original intent of R-1 zoning to protect the integrity of our neighborhood.

We appreciate your attention to these critical matters and your commitment to preserving the quality of life for all Richmond residents. I, along with my neighbors,

will be attending the upcoming meetings to voice our concerns and look forward to a fair and community-focused resolution.

Thank you for your time and consideration.

Sincerely,  
Brian Ferrell

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Brian Ferrell, MDA  
Freelancer

**Recent publications**

**NEW:** Developing a classification system and algorithm to track community-engaged research using IRB protocols at a large research university ([open-access](#))

**NEW:** Attention-Based Models for Classifying Small Data Sets Using Community-Engaged Research Protocols: Classification System Development and Validation Pilot Study ([open-access](#))

**From:** [Brian Ferrell](#)  
**To:** [Mayor Levar Stoney](#); [PDR Land Use Admin](#); [Vonck, Kevin J. - PDR](#); [West, Tayia D. - Council](#); [Nye, Kristen M. - City Council](#); [4thdistrict@sarahabubaker.com](mailto:4thdistrict@sarahabubaker.com); [Oliver, Alyson E. - PDR](#); [City Clerk's Office](#)  
**Subject:** Concerns for 7100 Jahnke Development  
**Date:** Monday, December 2, 2024 7:15:58 PM

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Hello,

I hope this message finds you well. I am reaching out as a concerned resident of the Boulder Parke neighborhood. Along with many neighbors, I am deeply troubled by the proposed development at [7100 Jahnke Road](#). This project poses numerous challenges that could negatively impact our community, and I kindly ask you to carefully consider these concerns before proceeding.

#### 1. Violation of Zoning Standards

The land was purchased under R-1 zoning regulations, designated for single-family homes and select low-impact businesses like medical practices. The developer's decision to buy this property knowing the limitations should not result in compromises to neighborhood integrity. Richmond officials have a duty to uphold zoning standards that serve the broader community.

#### 2. Lack of Clarity in Development Plans

The developer's plans have been inconsistent. Originally described as having "29 parking spaces," the proposal now vaguely states "off-street parking." Without specifics, it is likely that overflow vehicles will congest neighborhood streets, creating frustration and safety hazards for residents.

#### 3. Worsening Traffic Issues

Traffic on Jahnke and Hioaks Roads is already problematic, and this development will increase congestion. More vehicles will elevate the risk of accidents and potentially delay emergency transport to Chippenham Hospital, a critical Level 1 Trauma Center. A new, thorough traffic study should be required prior to approval.

#### 4. Increased Risk of Crime

Similar establishments in the vicinity have seen a rise in criminal activity, including a shooting on November 12th at [6100 Jahnke Road](#). Adding retail or convenience store spaces will likely attract further crime, jeopardizing the safety of residents and visitors.

#### 5. Harm to Property Values

This development risks decreasing property values in Boulder Parke and nearby neighborhoods. Residents have worked hard to maintain their homes and contribute

to Richmond's tax base, and this project undermines those efforts.

#### 6. Minimal Community Benefit

The proposed convenience store or similar businesses do not meet essential needs for our area and fail to justify the disruption caused by this project. The Richmond City Planning Commission's role is to ensure developments align with community well-being, which this proposal clearly does not.

#### 7. Setting a Dangerous Precedent

Granting a special use permit would encourage similar zoning violations in the future, leading to unchecked commercial projects in residential zones. Protecting zoning integrity is essential for maintaining neighborhood character.

#### 8. Adverse Impact on Schools and Environment

A new vape shop near Lucille Brown Middle School has already set a troubling example for the area. The development's environmental impact, particularly from increased traffic and congestion, should also be considered carefully.

To address these concerns, I request the following:

- Deny the special use permit for this development.
- Provide transparency in the planning process, including access to detailed and updated plans for the project.
- Conduct a comprehensive traffic impact study to evaluate the effect of increased vehicles in the area.
- Enforce the original R-1 zoning regulations to safeguard our community's character.

Thank you for your attention to these matters. I, along with others in the neighborhood, am committed to participating in upcoming meetings to ensure our voices are heard. Your dedication to the well-being of Richmond residents is greatly appreciated, and I look forward to seeing a resolution that prioritizes community interests.

Sincerely,  
SC

**From:** [Abby Hewitt](#)  
**To:** [Mayor Levar Stoney](#); [PDR Land Use Admin](#); [Vonck, Kevin J. - PDR](#); [West, Tayia D. - Council](#); [Nye, Kristen M. - City Council](#); [4thdistrict@sarahabubaker.com](mailto:4thdistrict@sarahabubaker.com); [Oliver, Alyson E. - PDR](#); [City Clerk's Office](#)  
**Subject:** Strong Opposition to Proposed Development at 7100 Jahnke Road  
**Date:** Monday, December 2, 2024 7:24:36 PM

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Hello, I am writing as a concerned resident of the Boulder Parke neighborhood regarding the proposed development at 7100 Jahnke Road. This project raises a number of serious issues that would detrimentally affect our community, and I urge you to carefully evaluate the concerns outlined below before making any decisions.

- 1. Zoning Misalignment and Community Impact** The property was purchased under R-1 zoning, designated for single-family homes and low-impact businesses. This zoning serves to protect the character and stability of neighborhoods like ours. Approving a special use permit for this project would undermine these protections and set a harmful precedent.
- 2. Vague and Inconsistent Planning Details** The development proposal lacks clarity. Early plans mentioned "29 parking spaces," but now only refer to "off-street parking." This vague language does not address how parking demands will be met, particularly for short-term rental tenants. Overflow parking into our streets will inevitably disrupt residents and create safety hazards.
- 3. Escalating Traffic Congestion and Safety Concerns** Jahnke and Hioaks Roads are already congested, and adding this development will worsen the situation. Increased traffic heightens the risk of vehicle accidents and delays critical emergency transport services to Chippenham Hospital. A traffic study must be conducted to assess these impacts before approval.
- 4. Increased Crime Risk** The surrounding area has already experienced rising crime rates, including the recent shooting on November 12th at 6100 Jahnke Road. The introduction of a convenience store or other commercial space in this development could further attract criminal activity, endangering the safety of our neighborhood.
- 5. Negative Effect on Property Values** This development threatens to lower property values across Boulder Parke and adjacent neighborhoods. Residents have made significant investments to maintain their homes and improve Richmond's tax base. This project jeopardizes those efforts.
- 6. No Tangible Benefits for the Community** The proposed convenience store or similar retail spaces do not align with the needs of our neighborhood. The Richmond City Planning Commission's purpose is to ensure developments enhance community welfare, and this project falls short of that mission.
- 7. Poor Example for Local Schools and Families** The addition of a vape shop near Lucille

Brown Middle School illustrates a troubling pattern of decisions. Approving this project would further erode the family-friendly environment we've worked hard to maintain in our community. 8. Detrimental Environmental Impact Increased traffic and congestion will worsen air and noise pollution in the area. These environmental consequences have not been adequately addressed in the current proposal.

To ensure the best outcomes for the community, I respectfully request the following: Deny the special use permit for this development. Provide full transparency regarding the development plans to the public. Require a detailed traffic study to evaluate the project's impact on road safety and congestion. Uphold the R-1 zoning regulations to protect the neighborhood's character and integrity.

Thank you for your attention to these critical issues. Along with my neighbors, I plan to attend upcoming meetings to voice these concerns in person. I trust that you will act in the best interest of the community and work towards a solution that prioritizes the needs of residents.

Sincerely,  
Abigail Hewitt

**From:** [AJ Mingorance](#)  
**To:** [City Clerk's Office](#)  
**Cc:** [PDR Land Use Admin](#); [hello@rvayimby.org](mailto:hello@rvayimby.org)  
**Subject:** Ordinance 2024-312  
**Date:** Wednesday, February 12, 2025 2:51:00 PM

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Commissioner Poole and Members of the Planning Commission,

My name is AJ Mingorance and I live in Richmond. Mixed-use zoning matters to me because it reduces car dependency, creates safer streets, and eases pressure on the current housing crisis. The development at 7100 Jahnke Road delivers much-needed long- and short-term housing near Chippenham Hospital, benefiting workers and residents directly. Richmond has declared a housing crisis yet has the power to override the outdated, exclusionary zoning that fuels it. The developer has committed to improving sidewalks, adding street trees, and making the neighborhood more pedestrian-friendly. This is great for the environment and the physical and mental health of the people there. I strongly urge you to approve this project and help Richmond grow as an inclusive and dynamic city. I hope to see many more mixed-use zoning projects in the future.

Best,  
AJ Mingorance, 203 W Chairty St, District 5



**From:** [Dan Motta](#)  
**To:** [City Clerk's Office](#)  
**Cc:** [PDR Land Use Admin](#); [hello@rvayimby.org](mailto:hello@rvayimby.org)  
**Subject:** Letter of Support for Ordinance 2024-312  
**Date:** Wednesday, February 12, 2025 3:44:44 PM

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Commissioner Poole and Members of the Planning Commission,

As a resident of Richmond's 1st District, I've seen firsthand how sustainable, human-scaled growth can foster lively neighborhoods that are open to a variety of people, incomes, and businesses.

Today, I am writing to express my strong support for the proposed mixed-use development at 7100 Jahnke Road (Ordinance 2024-312). This project aligns with the Richmond 300 Master Plan, which designates this corridor for neighborhood mixed-use development to address our city's critical housing shortage and promote equitable growth.

**Reasons for Support:**

1. **Housing Affordability Crisis:** Richmond faces a severe shortage of affordable housing. This project will add **14 new rental homes** in a designated growth area, directly combating exclusionary zoning practices that exacerbate displacement and inequality.
2. **Smart Growth & Economic Vitality:** The inclusion of local retail spaces fosters walkability and economic resilience, reducing reliance on car-centric infrastructure while supporting small businesses.
3. **Alignment with Richmond 300:** The Master Plan emphasizes dense, transit-oriented development in corridors like Jahnke Road. Approving this project ensures the city adheres to its commitment to inclusive, forward-thinking urban planning.

Opposition rooted in outdated zoning restrictions disregards both the urgency of our housing crisis and the long-term vision of Richmond 300. I urge the Commission to prioritize the needs of current and future residents by approving this project.

Thank you for your dedication to shaping a more equitable Richmond.

Sincerely,

Dan Motta  
1st District Resident

**From:** [Brian Bills](#)  
**To:** [City Clerk's Office](#)  
**Cc:** [PDR Land Use Admin](#); [Jordan, Katherine - City Council](#); [Philipsen, Sven J. - City Council](#)  
**Subject:** Support for Ordinance 2024-312  
**Date:** Wednesday, February 12, 2025 9:58:07 PM

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Hello members of the Planning Commission,

I'm writing in support of the mixed-use project at 7100 Jahnke Rd. This would offer a "missing middle" housing option right near the hospital. In addition, it aligns with the Richmond 300 master plan. I hope you will support this project.

Sincerely,  
Brian Bills  
2703 Kensington Ave Unit 2, Richmond, VA 23220  
[brian.w.bills@gmail.com](mailto:brian.w.bills@gmail.com)

**From:** [Cezar Carvalhaes](#)  
**To:** [City Clerk's Office](#)  
**Cc:** [PDR Land Use Admin; RVA YIMBY Leads via ActionNetwork.org; Lynch, Stephanie A. - City Council Office; Robins, Amy E. - City Council Office](#)  
**Subject:** Letter of Support for Ordinance 2024-312  
**Date:** Thursday, February 13, 2025 10:30:28 AM

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Commissioner Poole and Members of the Planning Commission,

My name is Cezar Carvalhaes, and I'm a 5th district resident of Richmond's Woodland Heights neighborhood. I'm writing you to garner your support for the small mixed-use development at 7100 Jahnke Road. This project delivers much-needed long- and short-term housing near Chippenham Hospital, directly benefiting workers and residents. Richmond has declared a housing crisis—and has the power to override outdated, exclusionary zoning that fuels it.

The developer has also committed to improving sidewalks, adding street trees, and making the neighborhood more pedestrian-friendly (Including off-street parking), so the surrounding neighborhood stands to benefit from the development and be minimally impacted.

Thank you for supporting thoughtful, community-oriented development

Cezar Carvalhaes  
5th District  
811 W 29th St.  
Richmond, VA 23225  
248-835-2425

**Black Lives Matter.**

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**Buddy**  
Senior Developer - Team Lead

--

**University of Richmond, Certificate (2018) Full Stack Web Development**  
**--Teach For America Corps Member (Memphis 2011)--Western Michigan University, B.A. (2011) Anthropology; Philosophy**

**From:** [Will Wilson](#)  
**To:** [City Clerk's Office](#); [PDR Land Use Admin](#)  
**Cc:** [Katherine Jordan](#); [Philipsen, Sven J. - City Council](#); [RVA YIMBY](#)  
**Subject:** Support for Ord. 2024-312  
**Date:** Thursday, February 13, 2025 5:14:12 PM

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Commissioner Poole and all members of the PC -

I am a resident of the 2nd District and work at Boulders Office Park just a few minutes from this site. I would strongly consider renting at this proposed development to live closer to work and would welcome the added retail options for coffee and lunch.

Home prices in this area are already out of reach for many city dwellers. Allowing missing-middle infill housing here is a reasonable step toward more general affordability as it turns a vacant lot zoned for a suburban home into one that will be able to house perhaps dozens of Richmonders. Besides, providing homes near key amenities like Chippenham Hospital, Powwhite Park, and Boulders Office Park should be encouraged.

I find the opposition to this project perplexing. Many of us invested significant time in the *Richmond 300* process, which outlined a vision for growth—including around Chippenham Hospital. We should be following that vision, not bending to restrictive zoning upheld by a vocal few.

Please support this special use permit. It does not threaten safety or welfare. Concerns over traffic and personal prejudices about certain small business types should not stand in the way of much-needed housing. And it certainly doesn't warrant throwing our community driven master plan in the trash.

Thanks,

William Hunter Wilson

Technical Analyst - Timmons Group