

From: [Breton, Andrew S. - City Council](#)
To: [Reid, Candice D. - Clerk's Office](#)
Cc: [Warren, RJ A. - Council Chief of Staff](#); [Brown, Jonathan W. - PDR](#); [PDR Land Use Admin](#)
Subject: Re: Exhibits for ORD. 2025-150 public record
Date: Monday, February 9, 2026 12:42:09 PM

Yes, I acknowledge the caveats. Thank you.

From: Reid, Candice D. - Clerk's Office <Candice.Reid@rva.gov>
Sent: Monday, February 9, 2026 12:34:24 PM
To: Breton, Andrew S. - City Council <Andrew.Breton@rva.gov>
Cc: Warren, RJ A. - Council Chief of Staff <RJ.Warren@rva.gov>; Brown, Jonathan W. - PDR <Jonathan.Brown@rva.gov>; PDR Land Use Admin <dcdLandUseAdm@rva.gov>
Subject: RE: Exhibits for ORD. 2025-150 public record

Mr. Breton,

The attachments will be added to the digital file as supplemental information that appears online; however, they will not be added to the actual ordinance itself since it was not introduced with the original or amended ordinance.

Candice Reid, CMC

City Clerk

[Office of the City Clerk](#)

O: (804) 646-5621 | C: (804) 774-0192

900 E. Broad St., Suite 200

Richmond, VA 23219

From: Breton, Andrew S. - City Council <Andrew.Breton@rva.gov>
Sent: Sunday, February 8, 2026 3:48 PM
To: Reid, Candice D. - Clerk's Office <Candice.Reid@rva.gov>
Cc: Warren, RJ A. - Council Chief of Staff <RJ.Warren@rva.gov>; Brown, Jonathan W. - PDR <Jonathan.Brown@rva.gov>; PDR Land Use Admin <dcdLandUseAdm@rva.gov>
Subject: Exhibits for ORD. 2025-150 public record

Candice,

Please attach the attached four PDFs to the publicly available information linked with ORD. 2025-150 before Monday's meeting. Though they do not directly change the legally binding content of the legislation, it is important that they be part of the public record.

The Honorable Andrew Breton

1st District Councilor

Richmond West End & Museum District

RICHMOND CITY COUNCIL

804-646-5935 (desk)

804-357-2631 (mobile)

andrew.breton@rva.gov

From: Greg Shron <greg@centercreekhomes.com>
Sent: Thursday, January 22, 2026 8:54 PM
To: Bo Fairlamb <eafairlamb@gmail.com>; Gwynne Cunningham <gwynnecunningham@hotmail.com>; Breton, Andrew S. - City Council <Andrew.Breton@rva.gov>
Cc: Marc Wells <marc@centercreekhomes.com>; Brown, Whitney H. - City Council Office <Whitney.Brown@rva.gov>
Subject: 3923 Grove SUP Supplemental Info

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

All,

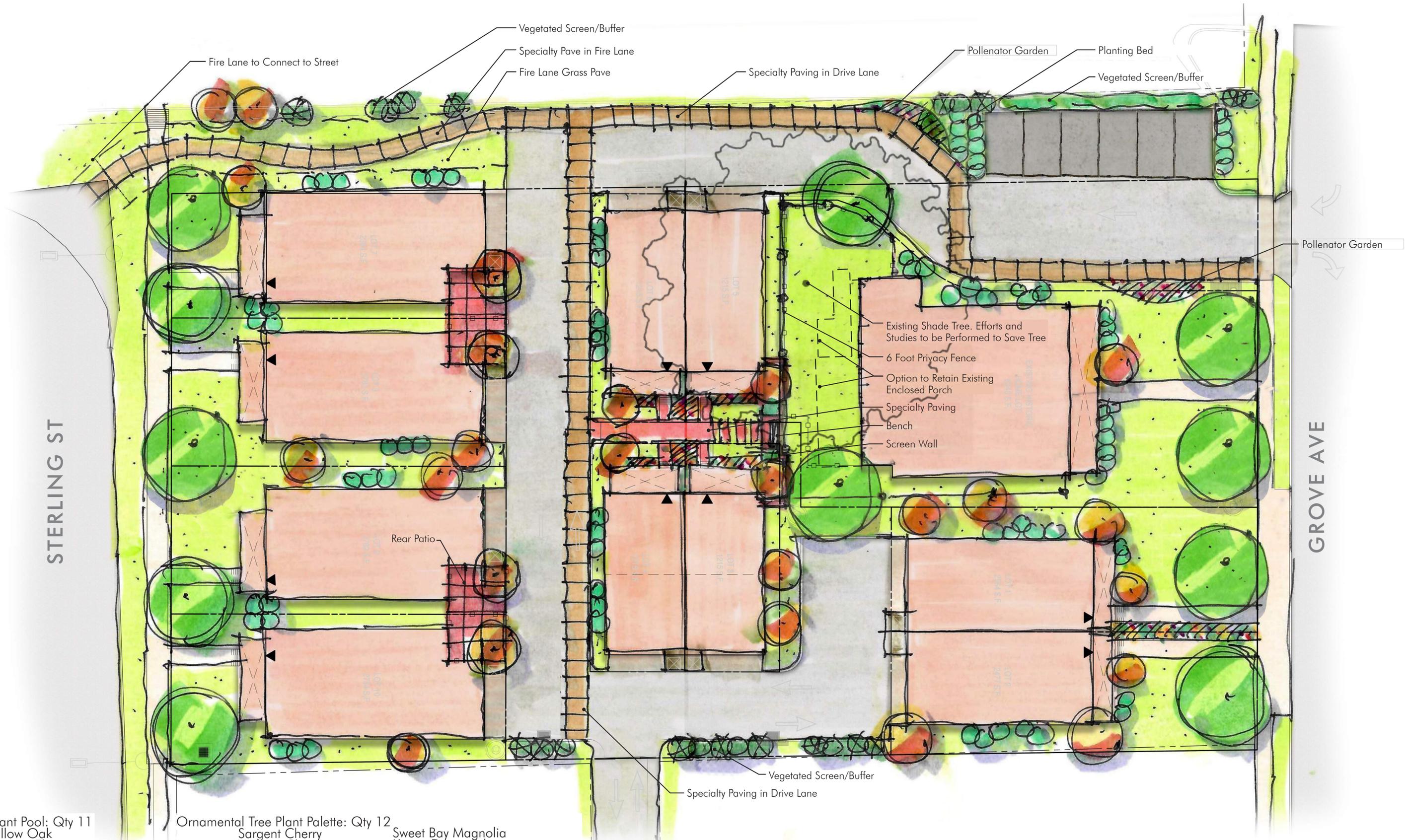
In follow-up to our most recent conversations, please see the attached and let us know if you have any remaining questions.

Best,
Greg

Gregory R. Shron

Center Creek Homes | 421A N 33rd St, Richmond, VA 23223
804.362.7727 | greg@centercreekhomes.com

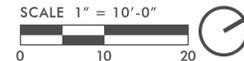
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Shade Tree Plant Pool: Qty 11
 Willow Oak
 Chinese Elm
 London Plane
 Southern Red Oak

Ornamental Tree Plant Palette: Qty 12
 Sargent Cherry
 Yoshino Cherry
 Crape Myrtle

Sweet Bay Magnolia
 Kousa Dogwood
 Flowering Dogwood



SITE PLAN RENDERING

3923 GROVE AVENUE | Richmond, VA
 Center Creek Homes



STUDIO39

24016 | JANUARY 22, 2026



NARROW TOWNHOME MEWS



BENCH ALONG STERLING STREET WITH POLLINATOR GARDENS



SITE BENCH



REAR YARD PATIO AREAS



BRICK SIDEWALK & SPECIALTY PAVING



PRIVACY FENCE



VEGETATED SCREEN/BUFFER



PEDESTRIAN PAVING IN DRIVE LANES



PERENNIAL AND POLLINATOR GARDENS BESIDE HOMES AND SIDEWALKS



SITE PLAN RENDERING - PRECEDENT IMAGERY

3923 GROVE AVENUE | Richmond, VA
Center Creek Homes



STUDIO39

24016 | JANUARY 22, 2026

LAFAYETTE GREEN

3923 GROVE AVENUE, RICHMOND, VIRGINIA 23221



STERLING STREET

DRAWING INDEX

Sheet No.	Sheet Name
A0.0	COVER SHEET
A 1.0	SITE PLAN & PERSPECTIVE VIEW
A 1.1	PERSPECTIVE VIEWS
A 2.0	BUILDING PLANS AND ELEVATIONS - UNIT A
A 2.1	BUILDING PLANS AND ELEVATIONS - UNIT B
A 2.3	TYPICAL BUILDING PLANS AND ELEVATIONS - UNIT C
A 2.4	TYPICAL BUILDING PLANS - UNIT C



REVISION:

REMARKS	MM/DD/YY
SUP SUBMITTAL	2025.11.06
SUP SUBMITTAL	2025.12.02
SUP SUBMITTAL	2025.12.22
SUP SUBMITTAL	2026.01.13

PROJECT TITLE

LAFAYETTE GREEN

PROJECT ADDRESS:

3923 GROVE AVENUE,
RICHMOND, VIRGINIA 23221

DEVELOPER:

CENTERCREEKHOMES.COM
INFO@CENTERCREEKHOMES.COM
PHONE: (804) 251-2700
RICHMOND, VA

CLIENT:

GREG SHRON
CENTER CREEK HOMES
421 A N. 33RD STREET
RICHMOND, VA 23221

PROJECT INFORMATION

PROJECT NAME:
LAFAYETTE GREEN

PROJECT ADDRESS:
3923 GROVE AVENUE, RICHMOND, VIRGINIA 23221

OWNER/CLIENT:
CENTER CREEK HOMES

BUILDER:
CENTER CREEK HOMES

SITE VICINITY MAP



APPLICABLE BUILDING CODES

2021 VIRGINIA RESIDENTIAL CODE
2021 VIRGINIA STATEWIDE FIRE PREVENTION CODE
2021 VIRGINIA ENERGY CONSERVATION CODE
2021 VIRGINIA FUEL GAS CODE
2020 NATIONAL ELECTRICAL CODE (NEC)
2021 VIRGINIA PLUMBING CODE

GENERAL NOTES

- ALL WORK SHALL COMPLY WITH APPLICABLE LOCAL, STATE, AND NATIONAL BUILDING CODES, INCLUDING BUT NOT LIMITED TO THE INTERNATIONAL RESIDENTIAL CODE (IRC), ELECTRICAL CODE (NEC), PLUMBING CODE, AND ENERGY CODE.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.
- DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY.
- DRAWINGS ARE INTENDED TO CONVEY DESIGN INTENT. THEY DO NOT REPRESENT EVERY DETAIL REQUIRED FOR CONSTRUCTION. CONTRACTOR SHALL PROVIDE ALL NECESSARY MEANS AND METHODS TO COMPLETE THE WORK.
- ALL MATERIALS AND INSTALLATIONS SHALL BE PERFORMED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES TO AVOID CONFLICTS AND ENSURE PROPER INSTALLATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL REQUIRED PERMITS, INSPECTIONS, AND FEES.
- PROVIDE FIREBLOCKING AND DRAFTSTOPPING AS REQUIRED BY CODE.
- PROVIDE SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS IN LOCATIONS REQUIRED BY CODE.
- ALL EXTERIOR PENETRATIONS SHALL BE SEALED TO PREVENT WATER AND AIR INFILTRATION.
- PROVIDE POSITIVE DRAINAGE AWAY FROM FOUNDATION WALLS AT ALL EXTERIOR GRADE CONDITIONS.
- ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED.

GENERAL NOTES (Continued)

- PROVIDE TEMPERED GLASS AT LOCATIONS REQUIRED BY CODE.
- PROVIDE SAFETY GLAZING AT ALL HAZARDOUS LOCATIONS AS DEFINED BY CODE.
- CONTRACTOR SHALL PROTECT EXISTING STRUCTURES, UTILITIES, AND LANDSCAPING DURING CONSTRUCTION.
- ALL FASTENERS, CONNECTORS, AND HARDWARE SHALL BE CORROSION-RESISTANT WHERE EXPOSED TO WEATHER OR MOISTURE.
- PROVIDE ACCESS PANELS WHERE REQUIRED FOR MAINTENANCE OF CONCEALED EQUIPMENT.
- ALL INSULATION SHALL MEET OR EXCEED MINIMUM R-VALUE REQUIREMENTS AS SPECIFIED BY ENERGY CODE.
- PROVIDE VENTILATION IN ATTIC AND CRAWL SPACES PER CODE REQUIREMENTS.
- CONTRACTOR SHALL MAINTAIN A CLEAN AND SAFE JOB SITE AT ALL TIMES.

PROJECT DESCRIPTION

4 - 3 STORY DETACHED HOMES (UNIT C)
2 - 3 STORY DUPLEXES (UNIT A)
1 - 3 STORY DUPLEX (UNIT B)
TYPE VB CONSTRUCTION

ZONING INFORMATION

SHEET NAME:
COVER SHEET

SHEET NUMBER:
A0.0

FOR REVIEW | NOT FOR CONSTRUCTION

REVISIONS	
REMARKS	MM/DD/YY
SUP SUBMITTAL	2025.12.02
SUP SUBMITTAL	2025.12.22
SUP SUBMITTAL	2026.01.13

PROJECT TITLE

LAFAYETTE GREEN

PROJECT ADDRESS:

3923 GROVE AVENUE
RICHMOND, VA, 23221

DEVELOPER:

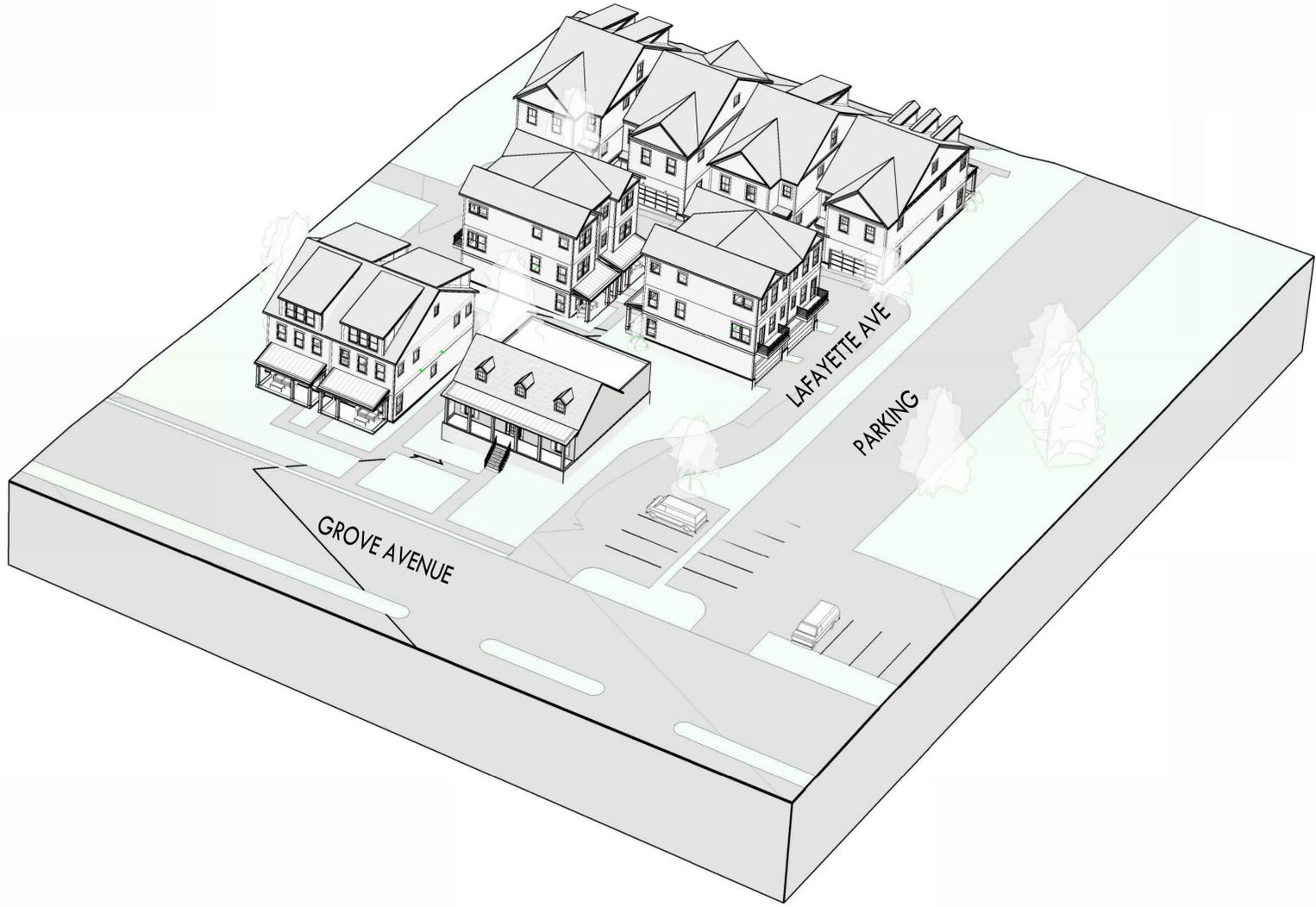


CLIENT:

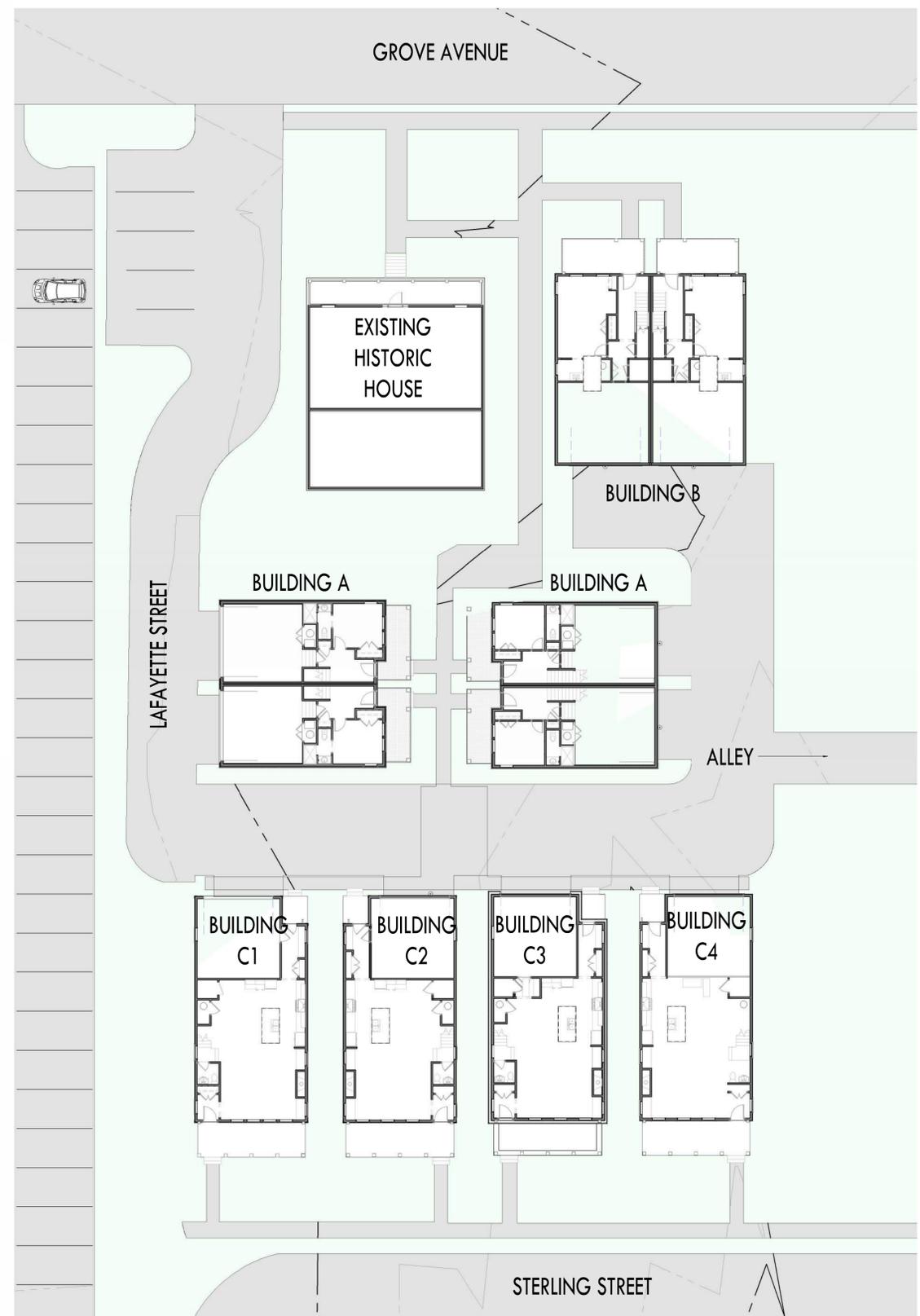
GREG SHRON
 CENTER CREEK HOMES
 421 A N. 33RD STREET
 RICHMOND, VA 23221

SHEET NAME:
SITE PLAN & PERSPECTIVE VIEW
 SHEET NUMBER:
A 1.0

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2 SITE PERSPECTIVE VIEW



1 SITE PLAN
1/16" = 1'-0"



ARCHITECTURAL SITE PLAN TO ILLUSTRATE DESIGN INTENT ONLY. DIMENSIONS ARE APPROXIMATE.

REVISIONS

REMARKS	MM/DD/YY
SUP SUBMITTAL	2025.12.22
SUP SUBMITTAL	2026.01.13

PROJECT TITLE

**LAFAYETTE
GREEN**

PROJECT ADDRESS:

3923 GROVE AVENUE
RICHMOND, VA, 23221

DEVELOPER:



**CENTER CREEK
- HOMES -**
CENTERCREEKHOMES.COM
INFO@CENTERCREEKHOMES.COM
PHONE: (804) 251-2700
RICHMOND, VA

CLEINT:

GREG SHRON
CENTER CREEK HOMES
421 A N. 33RD STREET
RICHMOND, VA 23221



1 FROM GROVE STREET - EYE LEVEL



5 VIEW FROM GROVE AVENUE TOWARD UNIT B



4 VIEW FROM GROVE AVENUE LOOK TOWARD UNIT B



3 STERLING STREET VIEW - EYE LEVEL



2 STERLING STREET - EYE LEVEL

SHEET NAME: PERSPECTIVE VIEWS
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SHEET NUMBER:

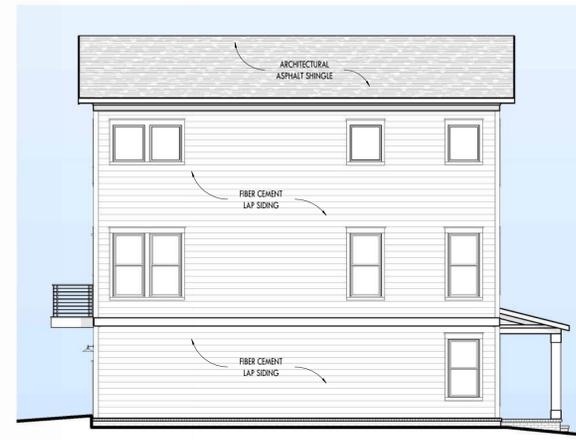
A 1.1



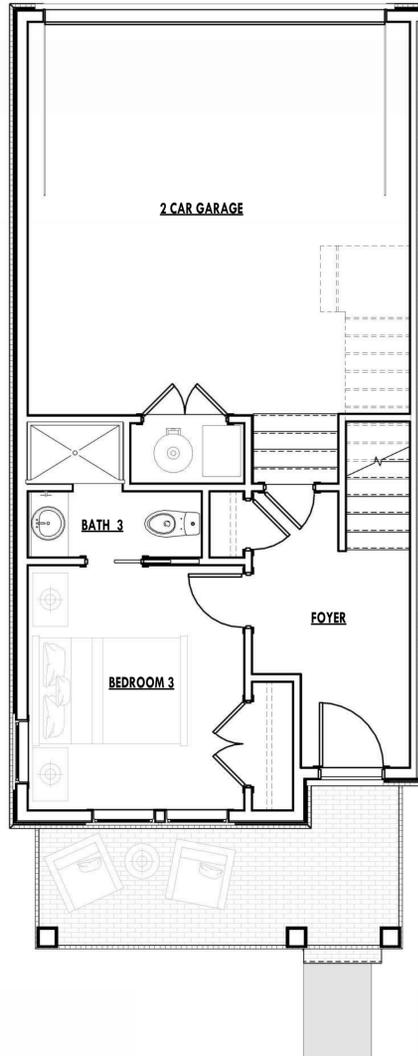
1 UNIT A - FRONT ELEVATION
1/8" = 1'-0"



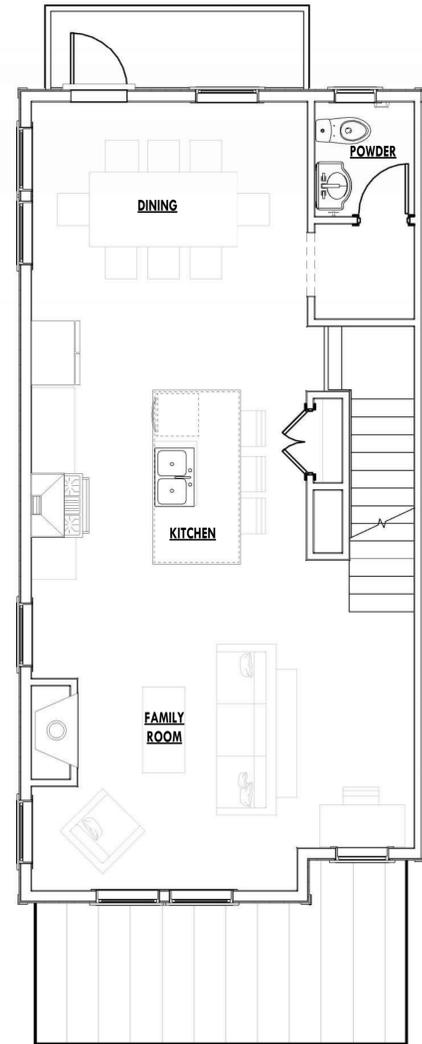
2 UNIT A - REAR ELEVATION
1/8" = 1'-0"



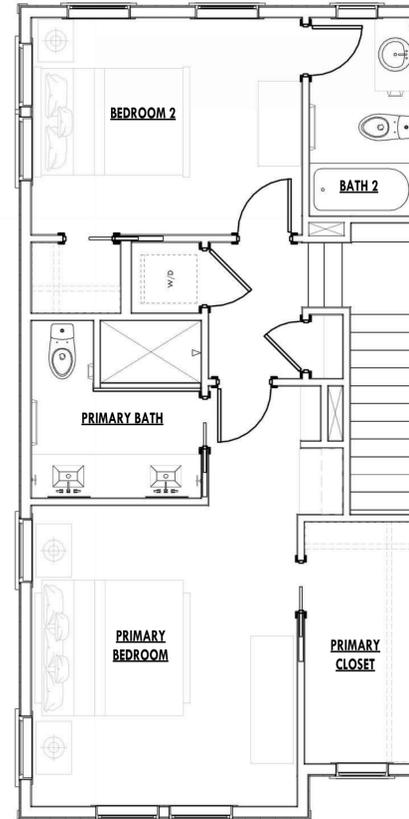
3 UNIT A - SIDE ELEVATIONS (SAME OPP)
1/8" = 1'-0"



4 UNIT A - GROUND FLOOR PLAN
1/4" = 1'-0"



5 UNIT A - SECOND FLOOR
1/4" = 1'-0"



6 UNIT A - THIRD FLOOR
1/4" = 1'-0"

REVISIONS

REMARKS	MM/DD/YY
SUP SUBMITTAL	2025.11.06
SUP SUBMITTAL	2025.12.02
SUP SUBMITTAL	2025.12.22
SUP SUBMITTAL	2026.01.13

PROJECT TITLE

LAFAYETTE
GREEN

PROJECT ADDRESS:

3923 GROVE AVENUE
RICHMOND, VA, 23221

DEVELOPER:



CLEINT:

GREG SHRON
CENTER CREEK HOMES
421 A N. 33RD STREET
RICHMOND, VA 23221

SHEET NAME:
BUILDING PLANS AND ELEVATIONS
- UNIT A

SHEET NUMBER:

A 2.0

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REVISIONS

REMARKS	MM/DD/YY
SUP SUBMITTAL	2025.11.06
SUP SUBMITTAL	2025.12.02
SUP SUBMITTAL	2025.12.22
SUP SUBMITTAL	2026.01.13

PROJECT TITLE

LAFAYETTE GREEN

PROJECT ADDRESS:

3923 GROVE AVENUE
RICHMOND, VA, 23221

DEVELOPER:



CLEINT:

GREG SHRON
CENTER CREEK HOMES
421 A N. 33RD STREET
RICHMOND, VA 23221

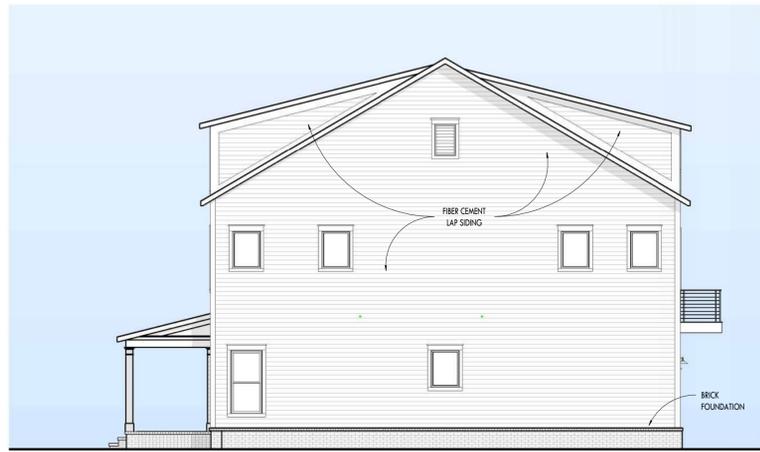
SHEET NAME:
**BUILDING PLANS AND ELEVATIONS
- UNIT B**

SHEET NUMBER:

A 2.1



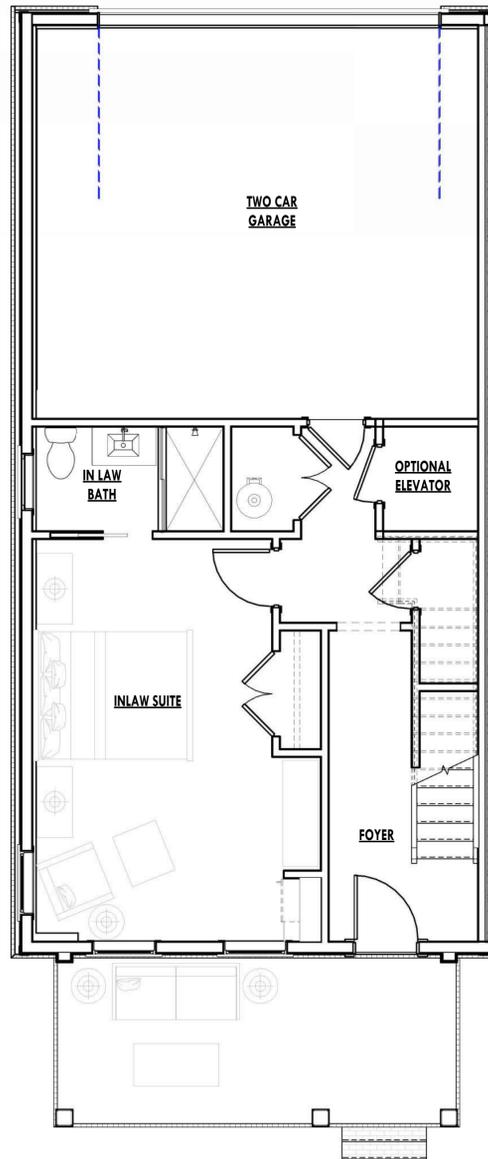
4 UNIT B - ELEVATIONS
1/8" = 1'-0"



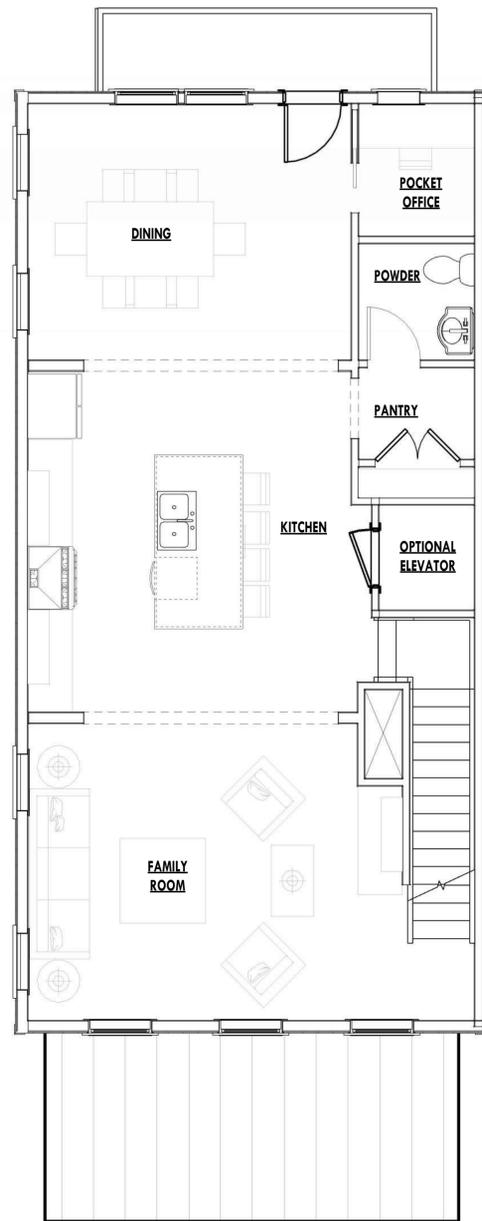
5 UNIT B - SIDE ELEVATIONS (SAME OPP)
1/8" = 1'-0"



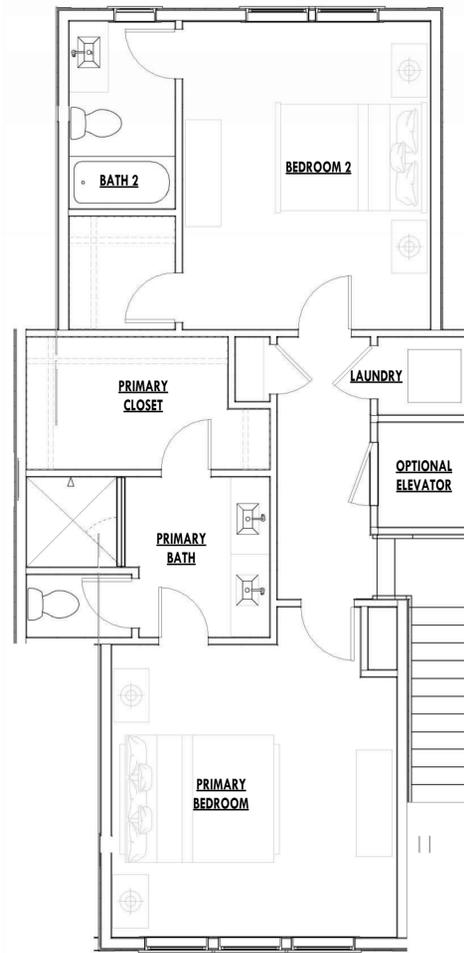
6 UNIT B - REAR ELEVATION
1/8" = 1'-0"



1 UNIT B - GROUND LEVEL
1/4" = 1'-0"



2 UNIT B - SECOND FLOOR
1/4" = 1'-0"



3 UNIT B - THIRD LEVEL
1/4" = 1'-0"

REVISIONS

REMARKS	MM/DD/YY
SUP SUBMITTAL	2025.11.06
SUP SUBMITTAL	2025.12.02
SUP SUBMITTAL	2025.12.22
SUP SUBMITTAL	2026.01.13

PROJECT TITLE

LAFAYETTE GREEN

PROJECT ADDRESS:

3923 GROVE AVENUE
RICHMOND, VA, 23221

DEVELOPER:



CLEINT:

GREG SHRON
CENTER CREEK HOMES
421 A N. 33RD STREET
RICHMOND, VA 23221

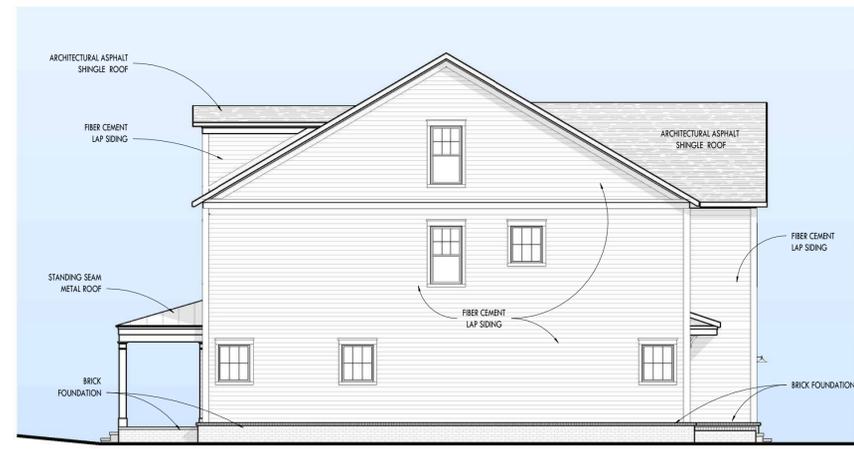
SHEET NAME:
TYPICAL BUILDING PLANS AND ELEVATIONS - UNIT C

SHEET NUMBER:

A 2.3



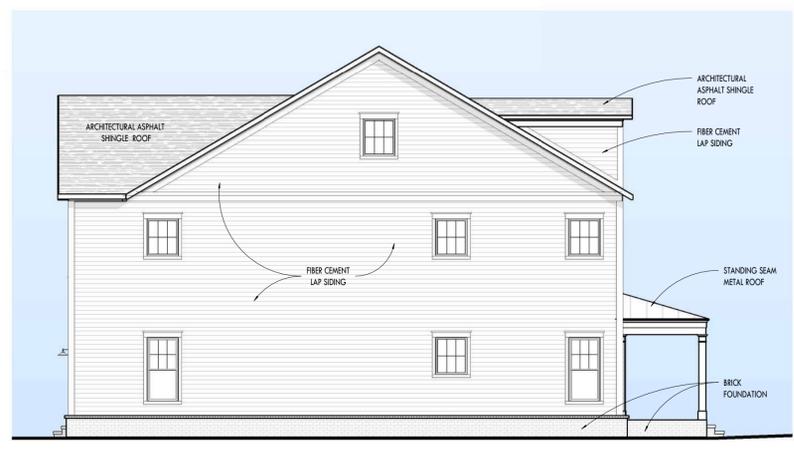
1 UNIT C - FRONT ELEVATION
1/8" = 1'-0"



7 UNIT C - TYPICAL RIGHT ELEVATION
1/8" = 1'-0"



6 UNIT C - ELEVATION REAR
1/8" = 1'-0"



8 UNIT C - TYPICAL LEFT ELEVATION
1/8" = 1'-0"

REVISIONS

REMARKS	MM/DD/YY
SUP SUBMITTAL	2025.11.06
SUP SUBMITTAL	2025.12.02
SUP SUBMITTAL	2025.12.22
SUP SUBMITTAL	2026.01.13

PROJECT TITLE

**LAFAYETTE
GREEN**

PROJECT ADDRESS:

3923 GROVE AVENUE
RICHMOND, VA, 23221

DEVELOPER:



CLEINT:

GREG SHRON
CENTER CREEK HOMES
421 A N. 33RD STREET
RICHMOND, VA 23221

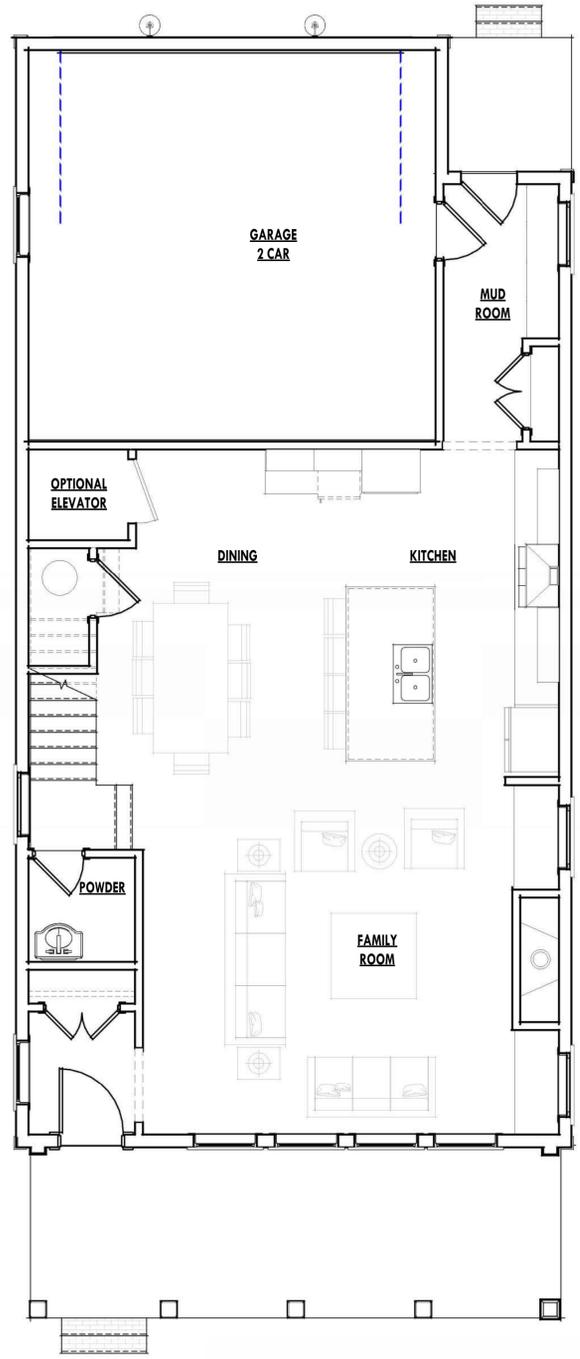
TYPICAL BUILDING PLANS - UNIT C

SHEET NAME:

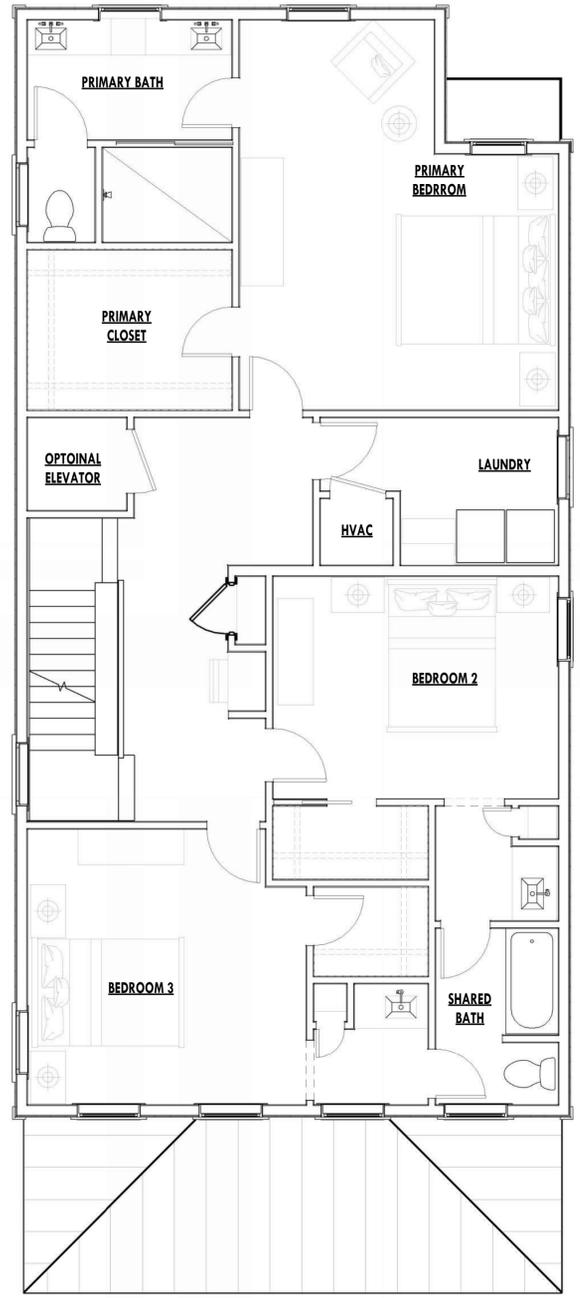
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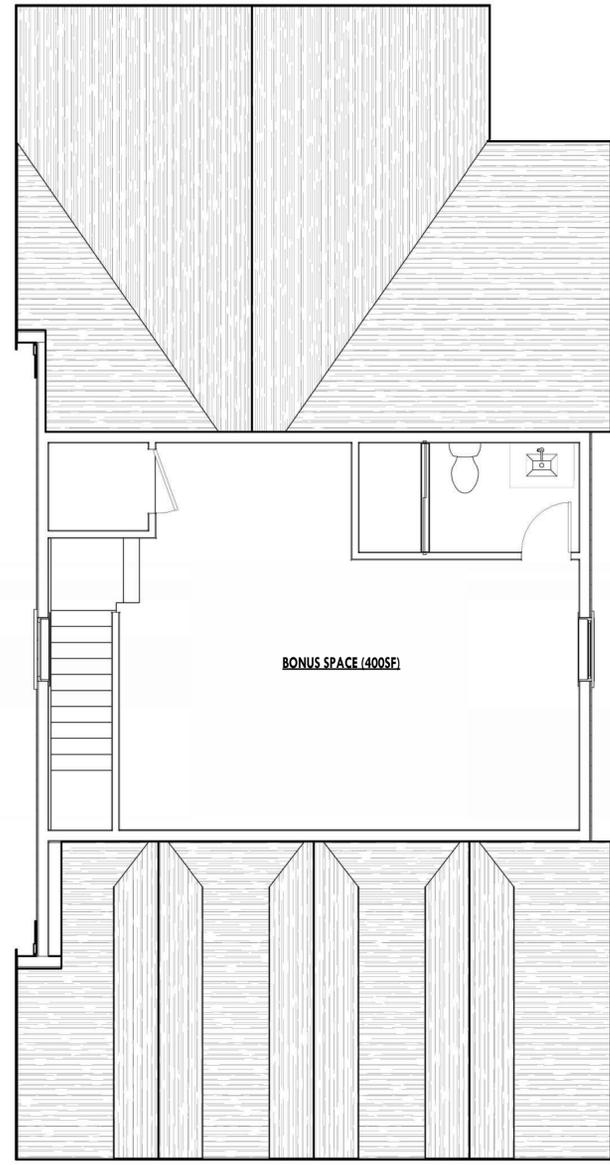
FOR REVIEW | NOT FOR CONSTRUCTION



3 UNIT B - GROUND FLOOR
1/4" = 1'-0"



2 UNIT C - SECOND FLOOR
1/4" = 1'-0"



4 03 THIRD LEVEL - Callout 1
1/4" = 1'-0"



January 22, 2026

Re: 3923 Grove Ave Special Use Permit (ORD. 2025-150)
Project Update

Dear Councilman Breton et al,

Pursuant to our recent conversations regarding design updates to the 3923 Grove project, this letter serves to summarize supplemental information and material being provided by Center Creek Homes.

1. Per attached Exhibit A, the site layout has been adjusted as follows:
 - a. The 5' public pedestrian connection through the site has been shifted from the previous central location to within the existing Lafayette Street right-of-way to the west.
 - b. The 4 detached homes fronting on Sterling Street have been shifted to be evenly spaced as a result of 1.a above.
 - c. The fire access lane "Gate and Knox Box" have been removed, with the understanding that the use of grass pavers, walkway pavers and landscaping in the area will effectively deter non-emergency vehicles from entering.
 - d. Notes and graphics for the existing public alley running east from the site to Reveille Street have been revised to show the improvements extending to the maximum width approved by DPW during the permitting phase of the project, and to specify direction of drainage to Reveille Street; the transverse dimension of the intersection of this alley to the on-site alley has been increased to the full 16' width of the existing right-of-way.
 - e. The note calling out street trees along Grove Avenue has been revised to "as required by DPW Urban Forestry Division;" these trees can be omitted if deemed appropriate by Urban Forestry staff during the permitting phase.
 - f. Missing key notes have been added.
2. Per attached Exhibit B, the illustrative landscape plan has been adjusted as follows:
 - a. The through pedestrian connection has been updated consistent with 1.a above.
 - b. Canopy trees previously shown in the existing Lafayette Street right-of-way have been removed due to the conflict with existing underground utilities and the proposed public utility easement in this area, and have been replaced with screening vegetation; a new canopy tree has been added along Sterling Street, reflecting a total of 11 proposed new canopy trees, and ornamental trees are shown as well.
 - c. Minor graphic corrections were made to accurately show concrete driveways at the rear of the detached homes, along with the connection of the fire access lane to Sterling Street.
3. Per attached Exhibit C, key exterior material notes have been added to the architectural drawings.



Here are some additional notes regarding other items we've covered together:

1. While it is not feasible at this stage of the legislative process to reduce the number of on-site parking spaces, we agree to continue discussing this change as part of a possible future amendment to the Special Use Permit.
2. Trash and recycling collection will be handled privately, with HOA regulations requiring receptacles to be kept inside of private garages with the exception of collection days.
3. Consistent with the Planning Commission's direction when recommending approval for the SUP, we will make all reasonable efforts to preserve the existing 48" oak tree, in coordination with neighborhood representatives.
4. Utility pole relocation will be finalized during the permitting phase; poles will remain within the proposed 20' public utility easement and located to avoid conflict with existing underground infrastructure and proposed canopy trees.
5. No final decision has been reached regarding whether to retain or remove the enclosed porch on the rear of the existing single-family home on the site; we agree to continue discussing the matter.

Thank you for your continued engagement as we move the project forward.

Sincerely,

Greg Shron

CC: Whitney Brown
Gwynne Cunningham
Bo Fairlamb
Marc Wells