

Ebinger, Matthew J. - PDR

From: Esther Harlfinger [euharlfinger6@gmail.com]
Sent: Monday, February 05, 2018 10:02 AM
To: Ebinger, Matthew J. - PDR
Subject: Shops at Stratford Hills

I I have lived in my home in Stratford Hills for over forty-one years. The once tranquil, beautiful area easily accessible to all destinations is beginning to mirror Midlothian Turnpike and Hull Street. This is not what was originally planned for this area.

The dues paying board and members of Southampton Citizens Association voted against Harper and Associates plan for the parcel of land in question.

The new president of the neighborhood association assumed it his responsibility to inform the Richmond Planning Commission that the members were uninformed and emotional. The current president was not present at any of the meetings last year. I must conclude that some of what he has written is pure HERESAY.

I hope you and the other members of the planning commission will allow time for SCA members to express their concerns.

I am looking forward to meeting this afternoon.

With regards,

Esther U. Harlfinger
3715 Chellowe Road
Richmond, Virginia 23225

Ebinger, Matthew J. - PDR

From: Joyce Moore [scshelshore@gmail.com]
Sent: Sunday, February 04, 2018 6:40 PM
To: Rodney Poole
Cc: lawmanchem@yahoo.com; jthompson@richmondhabitat.org; Cuffee-Glenn, Selena - CAO; Robertson, Ellen F. - City Council; Stokes, Kiya A. - City Council Office; egreenfield@rarealtors.com; max@sportsbackers.org; dave@johannasdesign.com; Vivek Murthy; Ebinger, Matthew J. - PDR; Larson, Kristen N. - City Council; Lyle, Bryce H. - City Council Office
Subject: ORD 2017-242 Application amend Ord. No. 2000-410-2001-10 (adopted Jan. 8, 2001) CUP Preliminary Plan Amendment Application/Shops at Stratford Hills
Attachments: Shops 2nd rebuttal letter.docx

Dear Mr. Poole,

Attached is a letter regarding new issues raised by Preston Lloyd in the above-referenced matter. Thank you for your time and thoughtful consideration.

Sincerely,
Joyce Moore
7835 Marilea Road
Richmond, VA 23225
(804) 320-0060

February 4, 2018

VIA ELECTRONIC MAIL

Rodney Poole, Esquire
Land and Use Administration
City Hall, Room 511
1001 East Broad Street
Richmond, Virginia 23219

Re: ORD 2017-242
Application amend Ord. No. 2000-410-2001-10 (adopted Jan. 8, 2001)
CUP Preliminary Plan Amendment Application/Shops at Stratford Hills

Dear Mr. Poole,

The purpose of this letter is to reply to new issues raised by Preston Lloyd in response to both a news article done by Channel 12 regarding this application as well as statements in Mr. Lloyd's email to Jeff Donahue that was submitted to the Planning Commission on January 31, 2018 attached to Mr. Donahue's unsanctioned email from the Southampton Citizens Association.

Points made by Mr. Lloyd:

- Partial Statement Made to Channel 12 News: *"Following over a year of discussions with community stakeholders, including the Southampton Citizens Association and others, the current plan has evolved to incorporate considerable constructive feedback. We look forward to presenting these changes to the Planning Commission and City Council in coming weeks and remain committed to engagement with the community concerning the future of the Center." The developer has no plans to develop the cleared property, other than the AutoZone and Valvoline, at this time.*
- Excerpts for an Email from Preston Lloyd to Jeff Donahue submitted by Mr. Donahue on January 31, 2018: *"I provide a letter to you, committing to a workshop, where the SCA board could designate a delegation of residents to sit down with us and provide feedback on the final CUP that is proposed for the Center." "My suggestion is that we move forward with Preliminary CUP, but that when we prepare our Final CUP Plan, before we submit, we commit on the record to having a workshop with your delegation. That would give us an opportunity to review in a smaller group setting and hopefully determine what comments we can reasonably accommodate."*

I would first like to make it clear that I personally attended every association meeting, public presentation, member discussions, community discussions and votes taken on this issue. Mr. Donahue, a realtor, attended none of these at any time.

During the entire process of researching, negotiating and multitude of meetings, correspondence and telephone conversations between the developer and/or their representative, the president of the association, the members of the association and the community, they refused

to make any concessions at any time. You will note that in the official communication from the Southampton Citizens Association dated May 5, 2017, the association did make concessions to the developers demands. However, even though these were offered, the developers continued to refuse to negotiate.

Now, at the twelfth hour, Mr. Lloyd is offering that if the new president of the association, that does not have the backing of the board or the members of the association, support them to have this passed through the Planning Commission and City Council, they will sit down with a small group chosen by Mr. Donahue to discuss possible "reasonable" concessions and see what they are willing to do.

I would suggest that, if they previously refused to listen to any of the concerns of the citizens and the association during the entire eighteen-month process, their promise of committing to "listen" after they have achieved their goal, with Mr. Donahue's unsanctioned assistance, that this offer is nothing more than a sham. For what reason would they make any concessions at that time? This is just more of the same dealings that we have been subjected to with this developer since this center was built and also with his representative. However, it is unfortunate that Mr. Donahue, who has not had any dealings with them during this entire process, has now also come in at the twelfth-hour to support them, without the sanction of the board or members of the association.

In addition, if it is true that the developer has no plans to develop the clear-cut property at this time, why would they be requesting to have it rezoned to from R2 (single-family) to B2 (mixed business) now? We, the community, contend that the reason is the same one stated by Mr. Lloyd at the Planning Commission Hearing in December. With a B2 zoning, they can build anything that they choose that falls under the B2 umbrella, just as they claim to be able to with the front properties that now have a B2 zoning.

I am appalled that anyone would attempt this deceitful, backroom double-dealing. We, the citizens of this community have little control over the dealings and treatment of the community and its citizens by this developer and their representative. However, we, the members of this community and association, do have control over what a president of our association, whose job it is to represent us, does without the sanction of the board or the members of this community and it will be dealt with at a community level.

Therefore, I ask that you oppose this application and that you recommend that City Council refuse to pass ORD 2017-242 along with any requested modifications to the current CUP.

Sincerely,
Joyce Moore

cc: lawmanchem@yahoo.com
jthompson@richmondhabitat.org
Selena.Cuffee-Glenn@richmondgov.com
Ellen.Robertson@richmondgov.com
Kiya.Stokes@richmondgov.com
egreenfield@RARealtors.com
max@sportsbackers.org
dave@johannasdesign.com
Murthyvg@gmail.com
matthew.ebinger@richmondgov.com
kristen.larson@richmondgov.com
bryce.lyle@richmondgov.com

Ebinger, Matthew J. - PDR

From: Pam O'Rourke [pam.orourke@indoff.com]
Sent: Sunday, February 04, 2018 1:47 PM
To: lawmanchem@yahoo.com; jthompson@richmondhabitat.org; Cuffee-Glenn, Selena - CAO; Robertson, Ellen F. - City Council; Stokes, Kiya A. - City Council Office; egreenfield@RARealtors.com; max@sportsbackers.org; dave@johannasdesign.com; Murthyvg@gmail.com; Ebinger, Matthew J. - PDR; rodney@thewiltonco.com; Larson, Kristen N. - City Council; Lyle, Bryce H. - City Council Office
Subject: Opposing Proposed Changes to Shops at Stratford Hills CUP
Importance: High

Planning Commission Board Member & Staff:

As a resident of this neighborhood for 26 years and customer of the businesses in the area:

- > I oppose adding any direct access driveways (median breaks) to the businesses facing Forest Hill Ave.
Median breaks add traffic congestion, confusion and contribute to an unplanned business community. Please consider that using the 2 main access roads to the shops expands all of the businesses visibility and is a positive leasing factor for the interior parcels.
- > I oppose reducing any of the landscaping buffers along Forest Hill Ave, Joe Brooks Blvd or Cherokee Road extension.
Neighborhood groups worked diligently to avoid the situation at Shelia Lane/Walmart shopping center. If you think we are alarmist, just look at that Shelia Road main signage now. This is a negative factor for property values. And I encourage the developer to fix the mess created by clear cutting that wooded area as a measure of good faith.
- > I am deeply concerned about developing additional commercial space when the center has never been fully leased.
And that the 2 new leased parcels would compete directly with long-term existing businesses. We need diversity not more auto businesses. I looked at the 2017 review/ratings of Advance Auto Parts vs. AutoZone; our existing business, Advance, rates much higher.
- > I oppose adding more free-standing individual business signage along Forest Hill Ave – regardless of size or placement.
Honestly, we live in an electronic society where few consumers cannot plot a destination and let their GPS deliver them to the door-step. Why doesn't Stratford Hills deserve the same quality of planning that Northside and Henrico County receive?
- > I do not object to business signage on Chippenham Parkway that meets standard VA Highway specifications.

I plan to attend the 2/5/2018 public hearing to make my views known.

Pamela O'Rourke
8138 Grimsby Road
Richmond, VA 23235
804.330.3713 phone
804.330.0940 fax
804.338.6947 mobile

pam.orourke@indoff.com

cc:

lawmanchem@yahoo.com

jthompson@richmondhabitat.org;
Selena.Cuffee-Glenn@richmondgov.com;
Ellen.Robertson@richmondgov.com;
Kiya.Stokes@richmondgov.com
egreenfield@RARealtors.com
max@sportsbackers.org
dave@johannasdesign.com
Murthyvg@gmail.com
matthew.ebinger@richmondgov.com
rodney@thewiltonco.com
kristen.larson@richmondgov.com
bryce.lyle@richmondgov.com

Ebinger, Matthew J. - PDR

From: Sandra Shelley [sandra@sandrashelley.com]
Sent: Sunday, February 04, 2018 1:06 PM
To: lawmanchem@yahoo.com; jthompson@richmondhabitat.org; Cuffee-Glenn, Selena - CAO; Robertson, Ellen F. - City Council; Stokes, Kiya A. - City Council Office; egreenfield@RARealtors.com; max@sportsbackers.org; dave@johannasdesign.com; Murthyvg@gmail.com; Ebinger, Matthew J. - PDR; rodney@thewiltonco.com; Larson, Kristen N. - City Council; Lyle, Bryce H. - City Council Office
Subject: opposed to proposal for Shops at Stratford Hills

Dear Planning Commission—

Thank you for seeking the input of our community on the proposed expansion of the Shops at Stratford Hills.

I live in Stratford Hills and am opposed to the plans to put a Valvoline and an Auto Zone in the Shops at Stratford Hills. The area is already overly saturated with these types of businesses, and I plan to continue supporting the existing businesses.

I would be grateful if the developer would work with the surrounding neighborhoods to bring in some businesses that the neighbors would find appealing and would support. Please don't rush into this.

Best wishes,

Sandra Shelley
4406 Custis Road
Richmond VA 23225
(804) 327-6771

Ebinger, Matthew J. - PDR

From: Mindy Campbell [mianca10@gmail.com]
Sent: Saturday, February 03, 2018 8:23 PM
To: lawmanchem@yahoo.com; jthompson@richmondhabitat.org; Cuffee-Glenn, Selena - CAO; Robertson, Ellen F. - City Council; Stokes, Kiya A. - City Council Office; egreenfield@rarealtors.com; max@sportsbackers.org; dave@johannasdesign.com; Murthyvg@gmail.com; Ebinger, Matthew J. - PDR; rodney@thewiltonco.com; Larson, Kristen N. - City Council; Lyle, Bryce H. - City Council Office; Joyce Moore
Subject: SCA Letter
Attachments: SCA Letter .pdf

Dear Planning Committee, and all those involved:

I have attached a letter composed by my husband and I regarding Jeff Donahue's letter to you on January 31, 2018. We are voters, love our neighborhood, and urge you to read our letter before Monday evening's meeting.

Thank you~

Mindy Campbell
7605 Piney Branch Road
Richmond 23225
272-2753

Rob and Mindy Campbell
7605 Piney Branch Road
Richmond, VA 23225-1032
(804) 272-2753
mianca10@gmail.com

Re: IWOV-IWOVRIC.FID1145020
February 2, 2018

Dear Planning Committee, Board, and Staff:

I'm writing to protest the unauthorized letter SCA President, Jeff Donahue sent to this Committee on January 31, 2018. His letter ignores the SCA Rules of Order and therefore should be invalid.

Mr. Donahue does NOT speak for the majority of residents in our community. How do you condone Jeff's (and others') conflict of interest? The fact that he wrote his letter on Long and Foster (The Donahue Team) stationery and used his realty office's e-mail address rather than using official SCA, or even his materials from home demonstrates a clear conflict of interest.

How many storefronts are vacant at The Shoppes at Stratford Hills? If Harper and Associates can't fill these spaces, how do you expect them to manage even more retail spaces? It's bad enough they clear-cut the woods without a permit. My husband and I moved from Short Pump specifically to this neighborhood because of the beauty and quiet. And to escape the poor planning and rampant development by Henrico County, in which we had no say.

We residents are NOT "emotional" about this development, as Jeff wrote. Unless of course you consider common sense "emotional".

If this plan is changed from the previous plan that former SCA President Jonathan Young submitted in May 2017- with the approval of the SCA Board and residents - we hope you, your children and your grandchildren enjoy the wasteland, traffic, and pollution *you* are potentially responsible for creating on Forest Hill Avenue.

Respectfully,


Mindy Campbell


Rob Campbell

cc: Joyce Moore

Ebinger, Matthew J. - PDR

From: Jessica Brooks [bankston.jessica@gmail.com]
Sent: Saturday, February 03, 2018 5:41 PM
To: lawmanchem@yahoo.com; jthompson@richmondhabitat.org; Cuffee-Glenn, Selena - CAO; Robertson, Ellen F. - City Council; Stokes, Kiya A. - City Council Office; egreenfield@RARealtors.com; max@sportsbackers.org; dave@johannasdesign.com; Murthyvg@gmail.com; Ebinger, Matthew J. - PDR; rodney@thewiltonco.com; Larson, Kristen N. - City Council; Lyle, Bryce H. - City Council Office; Ebinger, Matthew J. - PDR
Cc: Southampton_neighbors@yahoo.com
Subject: Shops at Stratford Hills - Valvoline & Auto-Zone

My husband and I are residents of the Southampton area, Cherokee Estates in the City of Richmond, and the Shops at Stratford Hills is our closest retail shopping resource.

At this time, we strongly oppose the approval of a significant portion of the pending Shops at Stratford Hills application. The items we fully disapprove of are that of placing an Auto-Zone and a Valvoline facing Forest Hill Avenue with signage at the street. We oppose this for three reasons:

1. The TYPE Of businesses. In this immediate vicinity, we already have 1) Advance Auto Parts, 2) Allen Tire, 3) Forest Hill Garage and 4) Dance Service Center. We do not wish for our neighborhood to become a dumping ground for a multitude of automotive services, and evidence suggests the market for these services is effectively met as is. Adding these national chain automotive service centers to the already saturated area will also hurt the small businesses of Forest Hill Garage and Dance Service Center. So no, we do not support this disadvantage and burden placed upon our neighborhood small business.

2. Poor stewardship. I'm confident that the committee shares the value of good stewardship of our community's resources, which includes our real estate. Good stewardship is not exemplified by long-standing vacancies alongside the desire to build more of the same and saturate a small area with excessive competition in one business area. The developer needs to focus on addressing a business plan to improve the existing shopping center and fill the current vacancies AND finish out pads that are already in place for construction (at the west side of the center). Also, we really do not want to see the tattoo parlor torn down. That is a fantastic, unique example of mid-century architecture and could be something really great for another small business owner, much like the Boulevard Burgers and Brew in Scott's Addition. Once these things are gone they are gone forever and that is truly sad. Reusing these properties add to a richer fabric of our community. I'd implore the developer to instead consider pursuing the Kanahwa Medical Supply Building or businesses across the street from the shopping center like the Fancy Asian Gourmet that need improvement.

3. My property value. This is most important to us, obviously. We do not believe adding these businesses and cluttering up Forest Hill Avenue in this manner would be good for our property value and that of other property owners in the general area.

I SUPPORT the expansion of the Starbucks pad and the signage at Chippenham. I would like to urge the committee to postpone further review and/or approval of this application until Harper Associates can demonstrate successful implementation of a plan that addresses the current shopping center and its vacancies, and a commitment to really improving the community.

Thank you,

Gregg & Jessica Brooks
3709 Titan Drive

Ebinger, Matthew J. - PDR

From: Matthew Cloney [matthew.cloney@gmail.com]
Sent: Saturday, February 03, 2018 1:37 PM
To: lawmanchem@yahoo.com; jthompson@richmondhabitat.org; Cuffee-Glenn, Selena - CAO; Robertson, Ellen F. - City Council; Stokes, Kiya A. - City Council Office; egreenfield@rarealtors.com; max@sportsbackers.org; dave@johannasdesign.com; Murthyvg@gmail.com; Ebinger, Matthew J. - PDR; rodney@thewiltonco.com; Larson, Kristen N. - City Council; Lyle, Bryce H. - City Council Office
Subject: NO AUTOZONE AT SHOPS AT STRATFORD HILLS!

To Whom It May Concern:

We, the members of this community, DO NOT want an Autozone at this location! I will be at the meeting on Monday, February 5, 2018, and will encourage others in my community to do the same.

Thank You,

Matthew Cloney
Oxford, Richmond VA

Ebinger, Matthew J. - PDR

From: Suzanne Spooner-Munch [suzanne.munch@me.com]
Sent: Friday, February 02, 2018 2:53 PM
To: Larson, Kristen N. - City Council; rodney@thewiltonco.com; Lyle, Bryce H. - City Council Office; Ebinger, Matthew J. - PDR; jthompson@richmondhabitat.org; Robertson, Ellen F. - City Council; Murthyvg@gmail.com; egreenfield@RARealtors.com; Stokes, Kiya A. - City Council Office; lawmanchem@yahoo.com; max@sportsbackers.org; Cuffee-Glenn, Selena - CAO; dave@johannasdesign.com
Cc: Paul Munch
Subject: The Shops at Stratford Hills rezoning, expansion, modification of CUP

Property at 7017 and 7101 Forest Hill Avenue

Dear Mr. Poole, City Planning Commission, Council and members of the board of the Southampton Citizens Association,

We are writing to you all to day to voice our concerns about application efforts being made to rezone, expand and modify the current CUP for the property noted above. As 13 year residents of Stratford Hills we are concerned about the future of the area we have come to love and call home. The Southampton Citizens Association, representing many local residents of this neighborhood has made quite clear the opposition to this project through polls, association meetings and emails. Yet we have recently learned that despite steadfast opposition, efforts are underway to have this project proceed.

In addition to our dismay at this misrepresentation of our interests, my husband and I cannot begin to support the further expansion of retail business, restaurants and a proposed drive thru etc, when nearly half the existing shops in the current Shops at Stratford Hills and indeed, most of the retail areas around us including the Stony Point Shopping Center, Stony Point Fashion Park and the Stratford Hills Shopping Center currently stand vacant. With the overarching presence of Amazon looming large in the distance, the future of retail development must be carefully and thoughtfully considered. How does added commercial real estate possibly help the neighborhood? The area in question currently zoned single family homes should remain so.

The Southampton Citizens Association has made the opinions of local citizenry abundantly clear through careful canvassing and fact gathering. That developers' plans should be allowed to supersede the desires of the neighborhood is unconscionable and of questionable ethics. One must wonder who stands to benefit in this issue and why? We strongly urge the Planning Commission to permanently deny this application in the best interests of the community and thank you in advance for your consideration.

Sincerely,

Suzanne and Paul Munch 4239 Shirley Rd. Richmond 23225

Ebinger, Matthew J. - PDR

From: Liz Cramer [grandmalizcramer@verizon.net]
Sent: Friday, February 02, 2018 1:17 PM
To: jthompson@richmondhabitat.org; lawmanchem@yahoo.com; Cuffee-Glenn, Selena - CAO; Robertson, Ellen F. - City Council; Stokes, Kiya A. - City Council Office; egreenfield@RARealtors.com; max@sportsbackers.org; dave@johannasdesign.com; Murthyvg@gmail.com; Ebinger, Matthew J. - PDR; rodney@thewiltonco.com; Larson, Kristen N. - City Council; Lyle, Bryce H. - City Council Office
Subject: CUP for Shops at Stratford Hills

Dear City Planning Commission members,

I have lived on Granite Hall Avenue in Cherokee Estates for 22 years. For most of that time, I've supported the Southampton Citizens Association through membership fees. I kept abreast of various neighborhood issues by reading the newsletter, subscribing to the listserv, and occasionally attending meetings. Last year, the SCA board took a vote of the association members, and this vote indicated that most residents were opposed to the application for rezoning, expansion, and modification of the CUP for the Shops at Stratford Hills. I'm aware of a letter sent to the Planning Commission this year by current SCA President Jeff Donahue, which reverses this position. I don't recall, however, that the current SCA board surveyed the association members to get a new vote to determine this reversed position. I truly believe that the majority of Association members are opposed to the modification of the CUP and that the current SCA Board President and a few Board members have taken it upon themselves to articulate a position with which they in favor. If you want to know what most of the residents in this area really think about the CUP, then please ask us directly and do not rely on the SCA to represent our views. The current Board has demonstrated that they are not interested in representing the majority.

Thank you for your consideration. I wanted to write to you directly because I will probably not be able to attend Monday's Public Hearing because I will be at work and I'm not sure I'll be able to get there.

Sincerely,

Dr. Liz Cramer

Ebinger, Matthew J. - PDR

From: Kathi Shiff [kathis000733@gmail.com]
Sent: Thursday, February 01, 2018 2:04 AM
To: Ebinger, Matthew J. - PDR
Subject: Development at Stratford Hills

Dear Mr. Ebinger,

As a new board member of the SCA. I do not wish to take a lot of your time rehashing issues re: the Shops at Stratford Hills. I do, however, want to make it very clear that I am NOT in agreement with the letter sent to the Planning Commission by SCA board president Jeff Donahue which ostensibly was agreed upon by us. It was not.

I have monitored this situation for the past eighteen months and participated in conversations, surveys, etc. I am in agreement with the letter of May 2017 forwarded to the Commission.

Thank you in advance for your consideration of this matter.

Sincerely,
Kathi Shiff

Ebinger, Matthew J. - PDR

From: evelynterry@aol.com
Sent: Wednesday, January 31, 2018 9:36 PM
To: Ebinger, Matthew J. - PDR
Cc: lawmanchem@yahoo.com; jthompson@richmondhabitat.org; Selena.Cuffee-Glen@richmondgov.com; Robertson, Ellen F. - City Council; Stokes, Kiya A. - City Council Office; egreenfield@RAREaltors.com; max@sportsbackers.org; dave@johannasdesign.com; Murthyvg@gmail.com; rodney@thewiltonco.com; Larson, Kristen N. - City Council; Lyle, Bryce H. - City Council Office; JEFF DONAHUE; Brooks Zerkel; Harold Giles; Kathryn Wittington; Kathy Shiff; Peter Harahan; Ralph White; Paul Brooks; Mike Kane
Subject: The Shops at Stratford Hills
Attachments: Shops SCA Donahue letter[2938].pdf

Dear Mr. Ebinger,

I am not sure I will be able to get away from my job on Monday to attend the Planning Commission hearing concerning The Shops at Stratford Hills. When I saw the attached letter sent to you by the President of the Southampton Citizens Association, I felt I must send you and others on the board this email. As a member of the SCA Board, I did not know this letter was being sent to you and it does not represent my feelings or many of my neighbors' opinions. In fact much of it is factually incorrect. So, please do not accept the letter as speaking for everyone on the current SCA Board. In fact, I stand by the letter that was submitted to the Commission in May 2017.

When I accepted a position on the SCA Board, I made it clear that I would listen to my neighbors' opinions and be the voice of the majority whether I was in agreement with the majority or not. What I am hearing is that my neighbors are not pleased with what is happening at The Shops at Stratford Hills and not pleased with current plans.

I have lived in Stratford Hills since 1979 and only want the best for the neighborhood's future. I have seen the decline in neighborhoods surrounding us and do not want to see that happen to Stratford Hills. I have and continue to invest money in my property and many neighbors are doing the same. I am asking the city to protect our property values and we will stay loyal to the city.

I just completed a renovation on my house. I had to have permission from the city to make these changes and then had to pass a number of inspections. Frankly, I am pleased the city has strict guidelines as to what property owners can and cannot do. In fact, I have a neighbor who had to pay a penalty because guidelines were not followed. I want these same restrictions applied to developers.

I have been told that we have no right to tell developers what we want because they own the property and can do anything they want to with it. What I have experienced in meetings with the Stratford Hills developer and lawyer is total disrespect. The only store I shop in there is Target. I go to the Starbucks across the Huguenot Bridge. Further down Forest Hill, I shop at Lowe's. I hear of too much crime at Wal-Mart and do not like being approached in the parking lot for money. I go to safer places to shop.

I happen to believe there is overdevelopment in Richmond without thoughtful planning. What is wrong with having a quiet neighborhood without a strip mall on every corner? I actually prefer driving away from my neighborhood to shop to keep the traffic away. Let other neighborhoods deal with the traffic.

I have copied the SCA Board members on this email and hope they will speak up in agreement or disagreement. It's almost impossible for one person to speak for everyone on the board and 2,500 households

Thanks for taking to time to read my response. I know you are in a difficult position and must make difficult decisions. Please know we are not all emotional and irrational in Stratford Hills. We are people who care about our community. Many if not most of us are highly educated professionals

I have asked this questions of others: Do you think the people on River Road and Cary Street Road would allow in their neighborhood what the developer is trying to do in Stratford Hills? My answer is no. I believe many of my neighbors would say no too. We ask you to stop it.

Grace and peace,
Evelyn Terry
SCA Board member and
Proud member of the Stratford Hills Community
7619 Granite Hall Avenue
Richmond, VA 23225
804-833-6676

Sent from [Mail](#) for Windows 10

Ebinger, Matthew J. - PDR

From: JEFF DONAHUE [JEFF.DONAHUE@Longandfoster.com]
Sent: Wednesday, January 31, 2018 11:55 AM
To: 'lawmanchem@yahoo.com'; 'jthompson@richmondhabitat.org'; Cuffee-Glenn, Selena - CAO; Robertson, Ellen F. - City Council; Stokes, Kiya A. - City Council Office; egreenfield@rareallors.com; 'max@sportsbackers.org'; 'dave@johannasdesign.com'; 'murthyvg@gmail.com'; Ebinger, Matthew J. - PDR; 'rodney@thewiltonco.com'; Larson, Kristen N. - City Council; Lyle, Bryce H. - City Council Office
Subject: FW: THE SHOPPES AT STRATFORD HILLS
Attachments: [Untitled].pdf

Dear Planning Commission board members and staff:

I have attached correspondence in reference to the public hearing that will be conducted on Monday, Feb. 5th.

The Southampton Citizens Association had objected to the proposals to expand the development included in the current CUP as presented in their letter to the commission in May of 2017. I am the new president of the Association and our new board and I have been working to review the previous Association's position and obtain feedback from the membership on how the objections were formed.

Unfortunately, the objections were based on emotion rather than facts. It is the board's intention to participate with the developer in future plans on the undeveloped parcel if the Commission recommends approval and the City Council approves the proposal from the developer. As you can see by my correspondence with Preston Lloyd, the developer is also willing to re-engage in discussions and workshops with our association as it pertains to the future proposed development of the expanded parcel.

It is obvious that the undeveloped parcel should be included in the current CUP to ensure a cohesive expansion of the development. The possibility of this parcel being developed for single family homes is not realistic and most likely would ensure that the parcel would become a stranded asset.

We have had a membership meeting where we did receive very favorable feedback from many members on re-opening the dialogue with the developer and committing to participate in workshops with the developer to provide a forum that will hopefully be beneficial to all parties.

Because there is still an element of emotion that continues to exist with some members of the association, our new board did not feel that it would be productive or fair to bring a new vote to the issue until the facts could be distributed and all of the interested members had a chance to voice their opinions to the board. We will continue to work towards that goal with our membership.

We look forward to working with the commission and the developer if the project gains approval from the City.

As residents of the neighborhood for over 31 years, my wife Marianne and I would be in favor supporting the approval of this application.

Feel free to contact me with any questions.

Sincerely:

Jeff Donahue
President of the Southampton Citizens Association

The Donahue Team

Let Our Family Work For Your Family

Jeff Donahue
REALTOR® - Licensed in the Commonwealth of Virginia

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Mariannedonahue.com

Long and Foster Top 30 Producer 2010,2011,2012,2014 Richmond Association of Realtors 2012
Salesperson of the Year
#1 Top Team Long and FosterGrove Avenue 2014,2015,2016

-----Original Message-----

From: L&F Grove Sales 02 [mailto:ds.6330-02@longandfoster.com]
Sent: Wednesday, January 31, 2018 10:48 AM
To: JEFF DONAHUE
Subject: THE SHOPPES AT STRATFORD HILLS

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The Shoppes at Stratford Hills – Development Update

The developer for the property will be bringing the request to expand the existing CUP back to the City Planning Commission in early Feb.

The SCA's previous position was to oppose the approval of adding the additional 3.5 acres to the existing CUP as per the letter on file from May of 2017.

The developer has, and is continuing to make changes to the request, as it relates to providing more detailed landscaping plans and details to the area in front of the Starbucks.

The SCA now has another opportunity to provide comment and participate in this new proposal that will be brought back to the Planning Commission.

There are several members of the Association that have voiced their opinions that the decision made in 2016 and again in early 2017 to oppose the approval of the development was final and the new Board does not have the authority to make changes or have discussions with the developer and City Planning Commission. The new Board has never and will not take any actions that would change the current position that was decided by the previous board and membership without first having the facts presented to the membership and then allowing the membership to make an informed decision based on the facts presented. The Board is willing to participate in the review of the amended proposal from the developer to see if the previous objections have been addressed.

The current Board has had the opportunity to review the original position taken by the SCA and would like to bring pertinent information to the membership that may or may not have been clear when the decision was made by the SCA to object to the development.

The main objections that remain as outlined in the article presented by Jonathan Young in the Jan. 2018 SCA newsletter are as follows:

1. Clear cutting of the trees on the site.

- a. There seems to be a lot of misinformation surrounding the reason for objecting to the developer's decision to clear cut the trees. The developer has admitted that from a public relations standpoint, they have made a mistake.
- b. The claim by some members of the Association and Board representatives of the SCA, was that the developer did not apply for the proper permits with the City to clear cut the trees and that by doing so broke the law. They also claimed that the developer had been fined by the EPA and or City of Richmond. None of these claims have proven to be true. By right, the developer could and did cut the trees. No permit was required to do this. There were never any laws broken and there were never any fines levied against the developer. The City does require permits for any work on the land beyond the cutting of trees. A Land Disturbance permit would have been required and would have covered such activities as stump removal, land clearing and grading. As per the zoning administrator at the City of Richmond, no such activities have taken place on the site. If we as the SCA use this as an objection to the development, then our argument should not be with the developer. It should be with the City and the Zoning Ordinance that is in effect today. This objection by the SCA is clearly invalid based on the information we have been able to obtain from the City officials concerning alleged violations committed by the developer. The

decision to object to the development based on this issue is solely emotional and will have no merit before the planning commission.

If tree cutting and tree clearing were included as an activity that is included in the Land Disturbance permit requirements, we could then use this as an objection. I don't think that anyone here wants to be required to get a land disturbance permit any time they want to have a tree taken down on their property. Individual property rights are what makes this country so unique.

2. **Objection to the tenant mix being proposed on the expanded site.**
 - a. Again, this argument is invalid in that the two proposed businesses are clearly allowed as permitted businesses within the uses defined in the CUP. This argument again is with the City and not the developer. If the Association wishes to pursue changes to the allowed uses within the CUP, then we will need to take this request to the Planning Commission for consideration. The decision to object to the development based on the tenant mix as proposed, will also have no merit before the planning commission.
3. **Excessive vacancies in the Center.**
 - a. With the addition of the Publix, the last large space is now filled. The vacancy issues seem to have stabilized and part of the request from the developer will include the chronic vacancy that has affected the two small spaces between the Starbucks and the Game Stop. We do not see the overall vacancy as a concern to the success of the development. To the contrary. With the addition of the Publix, it will enhance the interest by other small business to look for opportunities in the center as they become available. The Publix will bring a new excitement to the center that is needed.

It is clear that the developer has admitted to his mistakes for failing to do a better job communicating the decision to clear cut the trees and is willing and has committed to bringing the additional changes requested back before the Commission as it pertains to the enhanced landscaping. The developer has also agreed not to put in the curb cuts on the main entry boulevards that the SCA was willing to support. This decision was made due to traffic and engineering review by the City that raised traffic safety concerns.

The new Board would like direction and comments from the membership on how you would like us to proceed with bringing closure to this issue. The Board takes exception to the issues outlined as being a reason to object to the approval of the development. We are however willing to listen to the voice of the membership so that hopefully we can move forward as a unified group. In this way, we will have more respect as an organization that has credibility and we will be able to present constructive ideas that any developer will be willing to consider that clearly will make their projects better for our community. The Board's goal is to provide complete and factual information to the membership that will bring trust and transparency back to the organization.

Sincerely:

Jeff Donahue
President

----- Original message -----

From: "Lloyd, Preston" <plloyd@williamsmullen.com>

Date: 1/17/18 11:45 AM (GMT-07:00)

To: JEFF DONAHUE <JEFF.DONAHUE@Longandfoster.com>

Subject: RE: Fwd: [IWOV-IWOVRIC.FID1145020]

Jeff:

Kristen Larson and I caught up briefly via phone this morning and she described some of the conversations last night. I gather it was a challenging and emotionally charged meeting. Your role as peace-maker is not an easy one.

Kristen specifically indicated that no vote was taken and there is interest in having us return to make a presentation. I would be happy to offer any information that would be helpful to the Association, so if that is something you had in mind, we would be glad to do so. Our challenge is timing. As you're aware, we have two signed leases with AutoZone and Valvoline. These leases include contingency periods, during which the Landlord is obligated to obtain the necessary entitlements. Our contingencies expire soon, which means that we cannot take another deferral at the next PC. If we do so, our tenants would have the right to terminate the leases.

I have given this some thought, as we want to be responsive to the Association and show good faith in working with the community. Perhaps we could (a) have a special meeting next week and provide an update then, or (b) I provide a letter to you, committing to a workshop, where the SCA board could designate a delegation of residents to sit down with us and provide feedback on the final CUP that is proposed for the Center.

Here's my thinking on the workshop: You may be aware that the application currently pending before the Planning Commission, which will then go to City Council, is a Preliminary Community Unit Plan. This is the first step in what is ultimately a two-step process. If there Preliminary CUP were to be approved by Council, we would not be able to develop the Phase II Outparcel until the Planning Commission has reviewed and approved a Final Community Unit Plan. The final CUP is, in essence, the site plan, which must generally conform with the approved Preliminary CUP. My suggestion is that we move forward with the Preliminary CUP, but that when we prepare our Final CUP Plan, before we submit, we commit on the record to having a workshop with your delegation. That would give us an opportunity to review in a smaller group setting and hopefully determine what comments we can reasonably accommodate. We would then incorporate those changes into the Final CUP before it goes back to the Planning Commission.

This is one idea, but I welcome your thoughts. Safe travels today.

Best,

Preston

PS: I have not had any interaction with Ms. Moore.

T. Preston Lloyd, Jr. | Attorney | Williams Mullen

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Ebinger, Matthew J. - PDR

From: Liza [lizajane523@aol.com]
Sent: Wednesday, January 31, 2018 8:07 PM
To: Ebinger, Matthew J. - PDR
Subject: Shops at Stratford Hills - Letter of Opposition

Dear Mr. Ebinger,

As a homeowner in Stratford Hills, I am writing to oppose the approval of Harper & Associates' request for the expansion and modification of the CUP regarding the Stratford Hills Shopping Center.

The reasons for my opposition include the following:

- Clear cutting land without regard to the current CUP, the city's regulations, and the beauty of the community.
- Numerous vacancies including ones that have never held a tenant since the center's original construction.
- Property consistently poorly maintained.
- Forest Hill Ave. is already congested with traffic, and further construction within this shopping center will increase this problem.
- There are already 4 automobile garages and/or stores established in the community within walking distance of the proposed construction of a Valvoline and an AutoZone.
- Harper & Associates do not communicate well with the neighborhood. Their representatives react defensively when asked questions by or suggestions are made from the citizens of the community.

Thank you very much in advance for your careful consideration of this matter. We, as citizens of the City of Richmond, depend on your good and fair judgement to support and protect our communities for now and the future.

Sincerely,
Vicki Omohundro
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