

**From:** [E. Hatcher Crenshaw IV](#)  
**To:** [Roakes, Raymond A. - PDR](#)  
**Cc:** [Oliver, Alyson E. - PDR](#)  
**Subject:** Fwd: 1001 E Main Street  
**Date:** Tuesday, June 18, 2024 3:24:20 PM

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Good afternoon,

Please see my email below that I sent to the owner of 1001 E. Main St and their attorney, Jennifer Mullen. We will rescind our objection. Let me know if you have any questions.

-Hatcher Crenshaw IV

**Crenshaw-Singleton Properties**  
1011 E. Main St Suite 206  
Richmond, VA 23219

Office- (804) 643-0009  
Fax- (804) 285-3790  
Cell- (804) 349-8747

Begin forwarded message:

**From:** "E. Hatcher Crenshaw IV" <crenshawh@gmail.com>  
**Subject:** Re: 1001 E Main Street  
**Date:** June 18, 2024 at 3:15:54 PM EDT  
**To:** Jennifer Mullen <JMullen@rothjackson.com>  
**Cc:** "J. Francis Smyth" <fsmyth@cleghorncapital.com>

Jennifer and Francis,

Thanks for your time earlier. After discussing with everyone, we will rescind our objection. From our conversations and after reviewing the documents, you have assured us that there will be no loading zone behind the property in the alley, you will continue to clean up trash around your property, and help us prevent your tenants from parking in the alley. We appreciate that we now have a good contact with you, Francis, and look forward to being a good neighbor. We want new businesses to move in the downtown area and do not want to hinder a project from moving forward. Good luck with the city and hope you fill up the units quickly. Let me know if you need anything else from me and I will just forward a version of this email to Roy if that's ok with you.

## Roakes, Raymond A. - PDR

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**From:** E Hatcher Crenshaw IV <crenshawh@gmail.com>  
**Sent:** Monday, June 17, 2024 1:48 PM  
**To:** Roakes, Raymond A. - PDR  
**Cc:** Vonck, Kevin J. - PDR; Lynch, Stephanie A. - City Council Office; Robins, Amy E. - City Council Office; Trammell, Reva M. - City Council; Addison, Andreas D. - City Council; Mayor Levar Stoney  
**Subject:** Re: ORD No. 2024-149

**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.

Good Afternoon Mr. Roakes, the City of Richmond Planning Commission, City Council, and Mayor Stoney,

I am Hatcher Crenshaw with Crenshaw Singleton Properties and we own The Ironfronts Historic Office Building at 1007-1013 E. Main St which is a neighbor to the American Heritage Building at 1001 E. Main St. The owners of 1001 E. Main St are requesting a Special Use Permit for a self storage facility in their building which we think is not a good fit for the area.

We are writing to ask that you deny the current request for the special use permit.

The current owners of the American Heritage Building do not manage their building well and their tenants are constantly parking in the alley in tow zones, blocking access to other buildings, or leaving trash littered throughout the alley for others to clean up. As you can see in my attached photos, trash is constantly littered throughout the alley from their mismanaged dumpsters and with the influx of customers in a self storage facility there will be even more waste to go in this area.

The Davenport Parking deck's main access shares this alley as well and it is a heavy trafficked area. Adding a self storage loading area as proposed in the plans in "Detail B" to the rear of 1001 E. Main St will block or restrict access to the parking deck and the other buildings that share the alley way. As you can see in the attached photos, the current dumpsters from their building take up a good chunk of the main entrance.

Should you move forward with the SUP, we request that all loading and unloading be performed on 10th St only and shall not affect the access of the alley. Thank you for your consideration and feel free to contact me with any questions.

-Hatcher Crenshaw IV

**Crenshaw-Singleton Properties**

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On Jun 10, 2024, at 4:37 PM, Roakes, Raymond A. - PDR <[Raymond.Roakes@rva.gov](mailto:Raymond.Roakes@rva.gov)> wrote:

Good Afternoon,

My name is Ray Roakes, I work with the City of Richmond Planning Dept and am assigned to this case.

This is a request for Special Use to permit a public facing storage unit business. You can find the online portal agenda item here for access to the documents and plans, if you haven't found it already.

<https://richmondva.legistar.com/LegislationDetail.aspx?ID=6706458&GUID=1EBFBC2B-4391-45B2-A2D7-4CB05569A333&Options=&Search=>

The Applicant is not providing a dedicated loading location. My team flagged this question for review by the Department of Public Works, but they determined the nearby streetside parking and loading zonings would suffice.

You are welcome to submit a letter/email communicating any concerns. I will place the letter in the official record for consideration by the Planning Commission and the City Council, who make the final determination.

Thanks,

**Ray Roakes**

Urban Design Planner | authentiCITY Studio

Secretary Urban Design Committee

804-646-5467 | [raymond.roakes@rva.gov](mailto:raymond.roakes@rva.gov)

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**From:** PDR Land Use Admin <[dcldLandUseAdm@rva.gov](mailto:dcldLandUseAdm@rva.gov)>  
**Sent:** Monday, June 10, 2024 4:14 PM  
**To:** Roakes, Raymond A. - PDR <[Raymond.Roakes@rva.gov](mailto:Raymond.Roakes@rva.gov)>  
**Subject:** FW: ORD No. 2024-149

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**From:** E Hatcher Crenshaw IV <[crenshawh@gmail.com](mailto:crenshawh@gmail.com)>  
**Sent:** Monday, June 10, 2024 2:43 PM  
**To:** PDR Land Use Admin <[dcldLandUseAdm@rva.gov](mailto:dcldLandUseAdm@rva.gov)>  
**Subject:** ORD No. 2024-149

You don't often get email from [crenshawh@gmail.com](mailto:crenshawh@gmail.com). [Learn why this is important](#)

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Good Afternoon,

Can you share any details of where they plan to load these storage units? Any plans you can share?  
Thanks.

-Hatcher Crenshaw IV

**Crenshaw Realty Co. Inc.**  
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