

From: [Mark Lindamood](#)
To: [City Clerk's Office](#); [Jo Ann M](#); [William Fleming](#); [Nye, Kristen M. - City Council](#); [Jones, Nicole - City Council Office](#)
Subject: November 12 city council meeting
Date: Monday, November 11, 2024 1:53:04 PM

Some people who received this message don't often get email from drumsticksusa@gmail.com. [Learn why this is important](#)

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.

I am unable to attend the November 12 hearing on several matters before Richmond city approval authorities. This letter therefore concerns the proposal for a gas station or other "convenience stop" at 7001 Jahnke Road, Richmond, Virginia, Map Reference Number: C005-0600/018. I believe this matter is now numbered ORD 2024-281.

I am concerned specifically with the following claim from the Applicant's Report dated February 19, 2024, to wit:

"The proposed special use permit will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved. The proposed SUP will not result in significant traffic impacts to nearby residential neighborhoods."

This claim is disingenuous on its face. Far from resulting in no "significant traffic impacts," the traffic impacts occasioned by a gas station and/or "convenience" stop at that location will be severe and dangerous for the neighborhood.

The nearby residential neighborhoods already have two gas stations on Jahnke Road about a quarter mile away -- the Shell station and the Sunoco station -- one on each side of the road for easy access in either direction. Local neighborhoods need no additional gas station. **The new gas station therefore seems specifically intended to bring new traffic into the neighborhood from Powhite Parkway. The gas station seeks to be a "revenue mine" to attract highway travelers.**

To claim that "quick gas-stop" traffic down from Powhite Parkway will not affect congestion at the two red lights serving Chippenham Hospital access is ridiculous. This congestion will happen both when travelers come from Powhite onto Jahnke Road, and as they come back down Jahnke Road to continue their travel on the highway. Little more needs to be said about this problem, which should have been obvious to the applicants.

Worse, however, is that the "quick-stop-for-gas" cars from Powhite will then necessarily be leaving the gas station northbound on Jahnke Road, only to

make a U-turn at (1) the first nearby median crossover, or (2) at the red light at Westover Gardens Boulevard.

A U-turn at the median crossover will be dangerous because there is no turn lane at that location. Cars will come to a halt in the northbound left lane and wait for traffic openings on southbound Jahnke Road. This is a perfect invitation for rear-end and lane-change accidents.

A U-turn at the Westover Gardens Boulevard will be equally dangerous. Additionally, a good proportion of drivers will decide not to make a U-turn, but to turn left onto Westover Gardens Boulevard, with another immediate left to go back toward Powhite Parkway on Old Jahnke Road. Old Jahnke Road is residentially fronted, with children. **It is disingenuous to suggest that drivers anxious to be back on their way on Powhite will not zip down that street at inappropriate speeds, endangering parked cars and pedestrians and children.** The opportunity to make a "right turn on red" at the red light nearest the dentist office will in fact be **a magnet for that traffic pattern.**

Finally, any suggestion to solve the U-turn problem at the median crossover nearest the gas station with a new red light will impede traffic flow for a purely profit-motivated reason, and further degrade the quality of living in the neighborhood.

Jahnke Road is already being neglected and exploited by Richmond City. The area is already suffering from (1) lax road maintenance, (2) chaotic utility pole placements with out-of-code communication cable spans, (3) leaking trash trucks marring the pavement, (4) sketchy pop-up "clubs," and finally (5) too much housing, with the new apartments across from Food Lion not yet populated; **more resident cars are already on the way. We need no more traffic up from Powhite Parkway for quick gas stops and "big gulps."**

These objections are not the only ones I have about the type of facility proposed for 7001 Jahnke Road. But these problems were dangerously glossed over in the applicant's request for a Special Use Permit, **yet the City of Richmond has apparently approved the request for this new and awful deterioration of the Jahnke Road neighborhoods.**

This matter needs to be removed from the category of rapid yes voting to a special hearing category so that this potentially fatal convenience stop can be avoided.

Sincerely, Mark Lindamood, 1224 Westover Gardens Blvd., Richmond, VA

From: [maryajain](#)
To: [City Clerk's Office](#)
Subject: ORD. 2024-281. proposed project for 7001 Jahnke Rd.
Date: Monday, November 11, 2024 2:19:56 PM

Some people who received this message don't often get email from maryajain@protonmail.com. [Learn why this is important](#)

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.

----- Forwarded Message -----

From: maryajain <maryajain@protonmail.com>
Date: On Monday, November 11th, 2024 at 12:50 PM
Subject: 7001 Jahnke Road proposal. ORD. 2024-281
To: cityclerk.office@richmondgov.com <cityclerk.office@richmondgov.com>

As homeowners in the Westover Gardens neighborhood, we are writing to express our opposition to the proposed project at 7001 Jahnke Rd. Richmond, Va. From what we understand, the new owners of this building are requesting a permit change so that it can be converted to apartments, retail, a restaurant and a gas station. These are not compatible businesses.

First, a gas station is a bad idea in such close proximity to apartments, a sit down eatery with a patio, as the owners have described, and the people living close by. The off gassing and noise would make the dining and living experience undesirable. Many neighbors are in favor of a quality, sit down restaurant, but no homeowner wants to be close to a gas station or convenience store establishment. In fact, a gas station/convenient store would likely depreciate our home values.

Also, this entire proposal has been very vague from the beginning. We have never been told exactly what type of restaurant they intend to have, what type of retail they are proposing, what they would sell at the retail, what their hours of operation would be, and whether short term rental would ever be part of their plan. Until there is more clarity as to exactly what this project is, along with drawings and specifics, it is unfair to the residents of this area to advance this proposal.

We purchased our home, in large part, because of its close proximity to Powwhite Park, creek and walking trails. A gas station/convenient store would be a huge negative to the area. We are asking, again, that the city reconsider this project in its current form.

Sincerely, Mr. and Mrs. Jain 1401 Braeside Dr. Richmond, Va

Sent with [Proton Mail](#) secure email.

From: [Threnodiez Baugh](#)
To: [City Clerk's Office](#); [City Clerk's Office](#)
Subject: ORD 2024-281
Date: Tuesday, November 12, 2024 7:56:56 AM

Some people who received this message don't often get email from anewthing@verizon.net. [Learn why this is important](#)

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.

To Whom It May Concern:

I am a property owner on Westcott Drive. I am in opposition to the Special Use Permit for the corner of 7001 Jahnke Rd at the intersection of Marlowe and Jahnke Road for the following reasons:

1. There are already 2 service stations that dispense fuel on Jahnke Road and in close proximity to the proposed location.
2. There are already apartment complexes on Jahnke Road and another one is not needed
3. There is enough traffic in that area already.
4. There is already housing at all income levels in the vicinity as well as a variety. Having apartment units on top a fuel dispensing entity is not adding to the variety.
5. There are 2 apartment complexes within walking distance to the proposed area and it is along a bus route. This area is already developed.

Thank you for your consideration

Threnodiez Baugh

804.513.5464

anewthing@verizon.net

From: [Barabbas Rowland](#)
To: [City Clerk's Office](#)
Subject: ORD 2024-281 / 7001 Jahnke Road / C0050600018 / SUP-143686-2024
Date: Tuesday, November 12, 2024 11:05:23 AM

Some people who received this message don't often get email from barabbas@hotmail.com. [Learn why this is important](#)

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.

RE: Special Use (New)
7001 Jahnke Road
C0050600018
SUP-143686-2024

To whom it may concern,

I am a property owner of a parcel on Old Jahnke Rd, and I am writing to you in regard to the 'Special Use Permit' application submission for 7100 Jahnke Rd. I believe this proposed ***is not a viable solution for this area / neighborhood.***

There are a few very obvious reasons for this:

1. **There are currently two gas stations located within 0.8 miles from said location.** (7001 Jahnke Road, Richmond, Virginia - Map Reference Number: C005-0600/018)

These two locations are:

- a. **6232 Jahnke Rd, Richmond, VA 23225**
- b. **6101 Jahnke Rd, Richmond, VA 23225**

Therefore, the need for an additional gas station within the area is not necessary.

2. **The location is not conducive for the type of traffic a gas station would generate.**
 - a. At said location, Jahnke Rd. is a 4 - lane divided road (2 lanes east - bound and 2 lanes west bound) and there currently is no street light at Jahnke Rd and Marlowe Rd. Nor should there be. The result of a Gas Station / a business of this type located on the proposed location would generate unwanted / unnecessary traffic.

For example:

None of the surrounding streets are multi - lane thoroughfares.

Marlowe Rd. is a 2-way street with very limited outlets. One of which is Jahnke Rd. and another is Hioaks Rd. Neither of which are capable of handling the level of traffic a gas station would generate and could potentially cause issues with

existing traffic patterns for the Post Office on Marlowe Rd. and Hioaks Rd. and Chippenham Hospital's Emergency Department access on Hioaks Rd.

Expanding on the example:

Any vehicle deciding to head in a westward direction after frequenting this establishment would be reduced to two choices:

- i. **exit via Marlowe Rd (west) and turn right onto Hioaks, increasing traffic at the Hioaks / Jahnke Rd intersection, thus potentially affecting traffic patterns for Chippenham Hospital and the Post Office.**

OR.....

- ii. **exit via Jahnke Rd heading east. The result of this would be numerous vehicles making U-turns at the intersection of Westover Gardens Blvd and Jahnke Rd.**

Neither of these options are optimal and will definitely have a negative affect on the community.

- b. **Additionally, given the proximity of the proposed business to State Route 150 - Chippenham Parkway, the amount of traffic would be far greater than anticipated.**
3. Lastly, **the surrounding neighborhoods, such as the Ashley Park Apartments (6901 Marlowe Rd) and those located on St. Johns Wood Dr. would potentially suffer from the traffic pattern a gas station on the corner of Marlowe Rd. and Jahnke Rd. would generate.** And there is no offer of an alternate route for these residents to avoid said traffic. This does not include the negative affect a business of this type would have on the Westover Gardens and other surrounding communities.

In closing, it is my opinion that a gas station located at the proposed location is not necessary and would negatively impact all the surrounding residents and traffic patterns overall. Most importantly, the potentially negative impact on access to Chippenham Hospital's Emergency Department and the near by Post Office and other businesses.

Of course, if this is not the appropriate method of submitting these types of responses for proposals such as these, please let me know and if possible, provide the appropriate means to have my opinion counted.

Thank you in advance for your time and assistance.

Barabbas A. Rowland (Bee)

804.868.0093

barabbasr@hotmail.com

From: [Vonck, Kevin J. - PDR](#)
To: [BONNIE LEHEM](#)
Cc: [Reid, Candice D. - Clerk's Office](#); [Warren Jr., Richard A. - Clerk's Office](#)
Subject: RE: Special Use Permit, Gas Station at 7001 Jahnke Road
Date: Tuesday, November 12, 2024 11:05:47 AM
Attachments: [image001.png](#)
[image003.png](#)

I am sending this to the City Clerk, as the decision now rests with Council. You may also wish to contact your Councilmember.

\\ kjv

Kevin J. Vonck, Ph.D.
Director
(o) 804-646-3741 (c) 804-292-4854
(e) kevin.vonck@rva.gov
(w) rva.gov/planning-development-review
(m) 900 E. Broad St., Room 511, Richmond, Va. 23219-1907

From: BONNIE LEHEM <bonnielehem@comcast.net>
Sent: Friday, November 8, 2024 19:12
To: Vonck, Kevin J. - PDR <Kevin.Vonck@rva.gov>
Subject: Special Use Permit, Gas Station at 7001 Jahnke Road

You don't often get email from bonnielehem@comcast.net. [Learn why this is important](#)

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.

Dear Mr. Vonck,

I am writing to implore you to reject the Special Use Permit that would allow a gas station to be built right in the middle of a residential area that is NOT zoned for this. There have been improvements made in this lower economic area; a gas station in this particular location is NOT an improvement. Adding more traffic congestion to this particular area would be precarious and bring even more noise violations than we already experience. Between the hospital (with ambulances coming and going), the park, and the exits on and off the highway...not to mention the middle school just up the road...this particular area is already as busy as the two lane roads can handle.

As a resident of the Boulder Parke Townhomes just behind Powwhite Park, who would have to live with the consequences of this decision, I'm asking you to *please* reject this developer's request.

Thank you for your time.

Sincerely,
Bonnie Lehem
1246 Boulder Creek Road
Richmond, VA 23225

FYI, the flyer stuck in our doors to alert us to this "proposal" was left just 2 days before the Planning Commission meeting. It was full of typos (including your name), and didn't even accurately represent where they want to put the gas station. This is clearly not a developer with integrity.

From: [Humaira Chaudhry](#)
To: [City Clerk's Office](#)
Subject: ORD 2024-281
Date: Tuesday, November 12, 2024 11:29:03 AM

Some people who received this message don't often get email from hchaudhry786@yahoo.com. [Learn why this is important](#)

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 Morning,

To whom it may concern:

We believe the proposed use of the property would be very detrimental, and we are strongly opposed to allowing the proposed special use permit for it. The proposed area would create more traffic issues as there is already heavy traffic on Jahnke Road and it is very congested in the mornings and evenings. There have been several accidents due to this extra traffic, which have also lead to pedestrian deaths as well. A young girl was struck and killed after two cars collided with each other and she was found dead at the scene. Another 38 year old man was also killed by a driver. This location is not conducive for the type of traffic a gas station would generate. We urge the Department of Planning and Development to carefully evaluate the concerns raised by my fellow neighbors and reconsider establishing the proposed gas station.

Thank you for your time.

Sincerely,

Humaira and Amir Chaudhry
900 St. John's Wood Drive
Richmond, VA 23225
571-265-2222

[Sent from Yahoo Mail for iPhone](#)

From: [M.Yasin](#)
To: [City Clerk's Office](#)
Subject: ord 2024-281Fw: Strongly Oppose to 7001 Jahnke Rd.
Date: Tuesday, November 12, 2024 11:34:45 AM

Some people who received this message don't often get email from yasinn11@hotmail.com. [Learn why this is important](#)

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.

From: M Yasin <yasinn11@hotmail.com>
Sent: Sunday, November 3, 2024 10:58 PM
To: Jonathan.Brown@rva.gov <Jonathan.Brown@rva.gov>
Subject: Strongly Oppose to 7001 Jahnke Rd.

To whom it may concern:

Good Afternoon,

I am writing to express my concern regarding the upcoming gas station that is being constructed on Jahnke Road, Richmond, Virginia. I live near chippenham hospital on Jahnke road. There are already two gas station on that small busy road. Jahnke road is a very congested area, it has a hospital, doctor offices, apartments, and a public schools. **There have been multiple car accidents on Jahnke Road leading to several deaths. A young girl was struck by a car at the intersection and was pronounced dead at the scene.** Adding a new gas station will increase traffic and may raise safety concerns for pedestrians and cyclists in the vicinity. I do not think it is safe for the community to have another gas station on this street as it can also lead to more robberies and criminal activities as well. In closing, it is my opinion that a gas station located at the proposed location is not necessary and would negatively impact all the surrounding residents and traffic patterns and is not safe for the community. It is imperative that we prioritize the safety, well-being, and environmental sustainability of our community in all planning endeavors. I strongly urge you to carefully reconsider the issuance of the special use permit for the gas station.

Thank you for your time and consideration. I look forward to a prompt response to my concerns.

Mohammad Yasin
Huma Chaudhry

From: [wil puckett](#)
To: [City Clerk's Office](#)
Subject: Fwd: 7001 jahnke rd
Date: Tuesday, November 12, 2024 11:36:22 AM
Attachments: [William Puckett.pdf](#)

Some people who received this message don't often get email from puckettp01@gmail.com. [Learn why this is important](#)

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.

----- Forwarded message -----
From: **wil puckett** <puckettp01@gmail.com>
Date: Mon, Nov 4, 2024 at 10:03 AM
Subject: 7001 jahnke rd
To: <jonathan.brown@rva.gov>

William Puckett

5704b Thorndale Ln

Richmond, Va, 23225

Puckettp01@gmail.com

RE: Special Use (New) 7001 Jahnke Road C0050600018 SUP-143686-2024

Dear Mr. Brown,

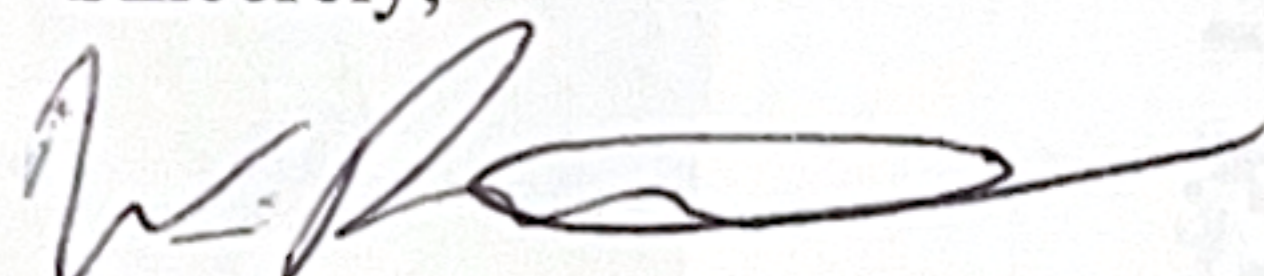
I hope you are doing well. I am writing to share my concerns regarding the proposed service station at 7001 Jahnke Rd, adjacent to Chippenham Hospital. My primary worry centers around the potential for increased crime and drug-related activities that could arise from this development.

Our community has already been struggling with crime, and introducing a service station in this area could exacerbate these issues. Such establishments are often associated with higher rates of drug transactions and other illegal activities. As a resident, I want to ensure that our neighborhood remains a safe place for families and children. We should be looking to improve safety, not create environments that could attract criminal activity.

Additionally, the presence of a gas station could lead to loitering and other unwanted behaviors that would further diminish the quality of life in our community. It's vital that we consider the long-term implications of this development on the safety and well-being of our residents, especially our children.

I urge you to think carefully about the consequences of allowing a service station in such a vulnerable area. Thank you for considering my concerns.

Sincerely,



11/4/24

From: [wil puckett](#)
To: [City Clerk's Office](#)
Subject: Fwd: 7001 jahnke rd
Date: Tuesday, November 12, 2024 11:36:50 AM
Attachments: [Document 2.pdf](#)
[Rosa Robinson.pdf](#)

Some people who received this message don't often get email from puckettp01@gmail.com. [Learn why this is important](#)

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.

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

From: **wil puckett** <puckettp01@gmail.com>
Date: Mon, Nov 4, 2024 at 11:53 AM
Subject: 7001 jahnke rd
To: <jonathan.brown@rva.gov>

Mr. Brown

attached to this email are two additional letters from our neighbors (Rosa Robinson and Carol Floyd) who need assistance providing you with their opposition letters. Also due to the election tomorrow november 5th we would like to request that the meeting be postponed to after the election.

Thank you for your time and consideration.

Rosa Robinson

906 Saint Johns Woods DR

Richmond, Va, 23225

804-986-6230

Dear Mr. Brown,

I hope this message finds you well. My name is Rosa Robinson, and I am writing to oppose the proposed service station at 7001 Jahnke Rd, particularly due to its potential environmental and health impacts, especially for children in our community.

Gas stations are known sources of air and ground pollution, and placing one so close to Chippenham Hospital raises serious concerns about the health risks for both patients and local residents. The fumes from gasoline and the risk of spills can contribute to poor air quality, which is especially detrimental to children's developing lungs.

Furthermore, the noise pollution associated with increased traffic and the operations of a gas station could disrupt the peaceful environment that families and children need. Our community should prioritize clean air and a safe, quiet atmosphere for our youth to grow and thrive.

In light of these concerns, I strongly urge you to reconsider the approval of this service station. We owe it to our children and future generations to protect their health and well-being.

Thank you for your attention to this critical issue.

Sincerely,

A handwritten signature in cursive script that reads "Rosa Robinson". The signature is written in dark ink and is positioned to the right of the word "Sincerely,".

Carol Floyd
1017 Hioaks Rd
Richmond Va, 23225
(804)-301-3301

Attn: Johnathan Brown

I am writing to formally oppose the proposed construction of a gas service station at 7001 Jahnke Road. While I understand the importance of providing fuel services to our community, I believe that this project poses several significant concerns that warrant serious consideration.

Firstly, the location of the proposed gas station is in close proximity to residential neighborhoods and schools. The increased traffic that a gas station would generate could create safety hazards for pedestrians and cyclists, particularly children who frequent nearby parks and schools. The potential for accidents at busy intersections is a legitimate concern that cannot be overlooked.

Secondly, the environmental impact of adding a gas station in this area raises serious red flags. Gas stations are known sources of pollution, including the risk of groundwater contamination from leaks and spills. The impact on local ecosystems and the health of our community members, especially vulnerable populations, must be prioritized.

Additionally, there is already a sufficient number of gas stations in the vicinity. Introducing another station could lead to market saturation, resulting in economic challenges for existing businesses. This could detract from the overall vitality of our local economy, rather than enhance it.

Finally, I urge you to consider the broader implications of encouraging fossil fuel infrastructure in our community, especially as we strive to promote sustainability and reduce our carbon footprint. Supporting alternative energy solutions and public

transportation initiatives would be more beneficial for our environment and future generations.

In conclusion, I strongly oppose the construction of a gas service station at 7001 Jahnke Road. I urge you to consider the safety, environmental, and economic impacts this project could have on our community. Thank you for your attention to this matter.

Sincerely,

Carol Floyd

November 4th , 2024

From: [maryajain](#)
To: [City Clerk's Office](#)
Subject: ORD 2024-281. proposed 7001 Jahnke Rd. gas station
Date: Tuesday, November 12, 2024 11:50:28 AM

Some people who received this message don't often get email from maryajain@protonmail.com. [Learn why this is important](#)

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.

As homeowners in the Westover Gardens neighborhood, we are writing to express our opposition to the proposed project at 7001 Jahnke Rd. Richmond, Va. From what we understand, the new owners of this building are requesting a permit change so that it can be converted to apartments, retail, a restaurant and a gas station. Together, these are not compatible businesses. First, a gas station is a bad idea in such close proximity to apartments, a sit down eatery with a patio, as the owners have described, and the people living close by. The off gassing and noise would make the dining and living experience undesirable. Many neighbors are in favor of a quality, sit down restaurant, but no homeowner wants to be close to a gas station or convenience store establishment. In fact, a gas station/convenient store would likely depreciate our home values.

Also, this entire proposal has been very vague from the beginning. We have never been told exactly what type of restaurant they intend to have, what type of retail they are proposing, what they would sell at the retail, what their hours of operation would be, and whether short term rental would ever be part of their plan. Until there is more clarity as to exactly what this project is, along with drawings and specifics, it is unfair to the residents of this area to advance this proposal.

We purchased our home, in large part, because of its close proximity to Powhite Park, creek and walking trails. A gas station/convenient store would be a huge negative to the area. We are asking, again, that the city reconsider this project in its current form. Sincerely, Mr. and Mrs. Jain
1401 Braeside Dr. Richmond, Va

Sent with [Proton Mail](#) secure email.

From: [Mark Lindamood](#)
To: [City Clerk's Office](#)
Subject: November 12 decision re: ORD 2024-281
Date: Tuesday, November 12, 2024 12:04:54 PM

Some people who received this message don't often get email from drumsticksusa@gmail.com. [Learn why this is important](#)

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.

I am unable to attend the November 12 hearing on several matters before Richmond city approval authorities. This letter therefore concerns the proposal for a gas station or other "convenience stop" at 7001 Jahnke Road, Richmond, Virginia, Map Reference Number: C005-0600/018. I believe this matter is now numbered ORD 2024-281.

I am concerned specifically with the following claim from the Applicant's Report dated February 19, 2024, to wit:

"The proposed special use permit will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved. The proposed SUP will not result in significant traffic impacts to nearby residential neighborhoods."

This claim is disingenuous on its face. Far from resulting in no "significant traffic impacts," the traffic impacts occasioned by a gas station and/or "convenience" stop at that location will be severe and dangerous for the neighborhood.

The nearby residential neighborhoods already have two gas stations on Jahnke Road about a quarter mile away -- the Shell station and the Sunoco station -- one on each side of the road for easy access in either direction. Local neighborhoods need no additional gas station. **The new gas station therefore seems specifically intended to bring new traffic into the neighborhood from Powhite Parkway. The gas station seeks to be a "revenue mine" to attract highway travelers.**

To claim that "quick gas-stop" traffic down from Powhite Parkway will not affect congestion at the two red lights serving Chippenham Hospital access is ridiculous. This congestion will happen both when travelers come from Powhite onto Jahnke Road, and as they come back down Jahnke Road to continue their travel on the highway. Little more needs to be said about this problem, which should have been obvious to the applicants.

Worse, however, is that the "quick-stop-for-gas" cars from Powhite will then necessarily be leaving the gas station northbound on Jahnke Road, only to

make a U-turn at (1) the first nearby median crossover, or (2) at the red light at Westover Gardens Boulevard.

A U-turn at the median crossover will be dangerous because there is no turn lane at that location. Cars will come to a halt in the northbound left lane and wait for traffic openings on southbound Jahnke Road. This is a perfect invitation for rear-end and lane-change accidents.

A U-turn at the Westover Gardens Boulevard will be equally dangerous. Additionally, a good proportion of drivers will decide not to make a U-turn, but to turn left onto Westover Gardens Boulevard, with another immediate left to go back toward Powhite Parkway on Old Jahnke Road. Old Jahnke Road is residentially fronted, with children. **It is disingenuous to suggest that drivers anxious to be back on their way on Powhite will not zip down that street at inappropriate speeds, endangering parked cars and pedestrians and children.** The opportunity to make a "right turn on red" at the red light nearest the dentist office will in fact be **a magnet for that traffic pattern.**

Finally, any suggestion to solve the U-turn problem at the median crossover nearest the gas station with a new red light will impede traffic flow for a purely profit-motivated reason, and further degrade the quality of living in the neighborhood.

Jahnke Road is already being neglected and exploited by Richmond City. The area is already suffering from (1) lax road maintenance, (2) chaotic utility pole placements with out-of-code communication cable spans, (3) leaking trash trucks marring the pavement, (4) sketchy pop-up "clubs," and finally (5) too much housing, with the new apartments across from Food Lion not yet populated; **more resident cars are already on the way. We need no more traffic up from Powhite Parkway for quick gas stops and "big gulps."**

These objections are not the only ones I have about the type of facility proposed for 7001 Jahnke Road. But these problems were dangerously glossed over in the applicant's request for a Special Use Permit, **yet the City of Richmond has apparently approved the request for this new and awful deterioration of the Jahnke Road neighborhoods.**

This matter needs to be removed from the category of rapid yes voting to a special hearing category so that this potentially fatal convenience stop can be avoided.

Sincerely, Mark Lindamood, 1224 Westover Gardens Blvd., Richmond, VA

From: [Gretchen Rau](#)
To: [City Clerk's Office](#)
Cc: [Jo Ann M](#)
Subject: 7001 Jahnke Road, ORD 2024-281
Date: Tuesday, November 12, 2024 12:28:29 PM

Some people who received this message don't often get email from gretchen.rau@gmail.com. [Learn why this is important](#)

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.

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

From: Gretchen Rau <gretchen.rau@gmail.com>
Date: Sun, Nov 3, 2024 at 8:38 PM
Subject: Special Use Permit 7001 Jahnke Road, C0050600018, SUP-143686-2024
To: <jonathan.brown@rva.gov>
Cc: <4thdistrict@sarahabubaker.com>, <kristen.nye@rva.gov>

Jonathan Brown

Department of Planning and Development

900 East Broad Street

Richmond VA 23225

Re: Special Use Permit 7001 Jahnke Road, C0050600018, SUP-143686-2024

Dear Mr. Brown,

I am opposed to the Special Use Permit application submitted for 7001 Jahnke Road, which the applicant would like to turn into a mixed-use development with four dwelling units, 3102 square feet of commercial use to include a restaurant, and a gas station.

The proposed uses will have the following detrimental effects:

- **Be detrimental to the safety, health, morals and general welfare of the community involved;**
- **Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved**

My primary objections are:

1. Potential safety hazards

Jahnke Road is already often congested due to a number of recent developments in the area. Adding a gas station and restaurant will significantly increase congestion and potential safety hazards close to Chippenham

Hospital, Lucille Brown Middle School, residential streets, and an unprotected bus stop.

2. Awkward and unclear traffic flow patterns

The traffic flow from the proposed site back to Chippenham Parkway is problematic, requiring either a U-turn along Jahnke Road or a circular route back via Marlowe Road and Hioaks. Drivers unfamiliar with the area may get confused and wander into the residential areas north of Old Jahnke Road or the apartments and townhomes adjacent to Marlowe Road. Marlowe is a small street feeding into the entrance/exit roads for the Ashley Park Townhomes and apartment complexes along St. John's Wood Drive. The way back to Jahnke and Chippenham Parkway is not clearly marked, Marlowe Road is not built for heavy traffic, and is already often congested.

3. Incompatibility with the immediate neighborhood

The immediate neighborhood currently consists of Chippenham Hospital, medical offices, and residential developments. A gas station and restaurant will increase traffic, congestion, alcohol use, and noise in the area, including into the evening hours when most of the other nearby businesses are closed. The area already contains several large multi-family developments, and adding four additional market-rate dwelling units would not significantly increase housing availability in the area.

Sincerely,

Gretchen Rau

1300 Westover Gardens Blvd

Richmond, VA 23225

From: [Claire Bonilla](#)
To: [City Clerk's Office](#)
Subject: Fwd: Special Use Permit – parcel C0050600018 – File No. SUP-143686-2024 –7001 Jahnke Road
Date: Tuesday, November 12, 2024 12:47:50 PM

Some people who received this message don't often get email from clairefbonilla@gmail.com. [Learn why this is important](#)

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.

Sent from my iPhone

Begin forwarded message:

From: Claire Bonilla <clairefbonilla@gmail.com>
Date: March 26, 2024 at 19:34:18 EDT
To: Jonathan.Brown@rva.gov, William Fleming
<westovergardens.civic@gmail.com>, nicole.jones@rva.gov,
kristen.nye@rva.gov, kevin.vonck@rva.gov, matthew.ebinger@rva.gov
Subject: Special Use Permit – parcel C0050600018 – File No. SUP-143686-2024 –7001 Jahnke Road

Good Evening,

I am writing to express my strong opposition to the proposed gas station in our neighborhood, as outlined in the special use permit application. After reviewing Section 17.11 of the Charter and Section 30-1050.1 of the Zoning Ordinance, it is evident that granting this permit would not align with the city's own regulations and guidelines.

First and foremost, the establishment of another gas station in our vicinity is unnecessary and would not serve the best interests of our community. With two existing gas stations less than a mile away on Jahnke Road, it is clear that there is no pressing need for additional fueling facilities. Moreover, promoting mass transit is a priority for our city, and allocating resources towards the expansion of gas stations contradicts this objective.

Furthermore, the potential hazards associated with the proposed gas station are deeply concerning. Allowing retail activities such as alcohol sales, gambling, and the sale of drug paraphernalia on the premises could foster an environment conducive to violence and criminal activity, directly contradicting

the goal of ensuring the safety and welfare of our community.

Additionally, the location of the proposed gas station, adjacent to residential areas, a hospital, and medical offices, raises significant compatibility issues. Given the sensitive nature of these surroundings, the site would be better suited for health and medical activities rather than a commercial enterprise like a gas station.

Traffic congestion and safety hazards pose another major concern. The increased volume of traffic, particularly at the intersection of Marlow Road and Jahnke Road, would not only create inconvenience but also compromise the accessibility of emergency vehicles to the nearby hospital. This is especially alarming considering the prevalent issue of speeding drivers on Jahnke Road.

Moreover, environmental considerations must not be overlooked. The inadequate drainage in the area, particularly evident during moderate rainfall, raises serious doubts about the wisdom of burying large underground gas tanks at the proposed site. The risk of rupture and contamination of soil and water sources is a significant environmental hazard that cannot be ignored.

In light of these compelling factors, I urge the you to carefully reconsider the issuance of the special use permit for the gas station. Granting such a permit would not only fail to uphold the safety, health, and welfare of our community, but it would also contravene the principles outlined in our city's charter and zoning ordinances.

Thank you for considering my concerns regarding this matter. I trust that you will make a decision that prioritizes the best interests of our neighborhood and its residents.

Sincerely,

Claire F. Bonilla

1441 Westover Gardens Boulevard

Sent from my iPad

From: [Charles Myers](#)
To: [City Clerk's Office](#)
Subject: From Jo Ann and Charles Myers re ORD 2024-281 7001 Jahnke Road
Date: Tuesday, November 12, 2024 1:34:49 PM

Some people who received this message don't often get email from cem299@gmail.com. [Learn why this is important](#)

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.

11-3-2024

To: Kevin Vonck, Jonathan Brown, Nicole Jones, Kristen Nye, PDRLandUseAdmin@rva.gov

In March 2024, we communicated (to Vonck, Brown, Jones, and Nye) our opposition to establishing a gas station and possible convenience-store at 7001 Jahnke Road. This 11-3-24 communication provides additional information.

The May 31, 2024, applicant's report for a special use permit (SUP) at 7001 Jahnke Road says that the proposed activity "will not be detrimental to safety..." and "will not result in significant traffic impacts..." We believe this is not factual. **Accidents already occur** in the Jahnke Road/ Hioaks Road/ Marlowe Road area/ and Chippenham Hospital entrance, which is right next to the 7001 Jahnke Road proposed project. We know a neighbor whose car was hit by a hit and run driver and another whose car was totaled. A third neighbor was hospitalized for a lengthy stay from an accident. All three incidents occurred in the mentioned area. The proposed project would only worsen traffic and safety. Additionally, new apartment buildings along Jahnke Road, Hioaks Road, and Carnation Drive will add more traffic to the area, which will add to the congestion and will increase driving hazards. A gas station at 7001 Jahnke Road would worsen the traffic.

The applicant failed to note the following, which is both an additional traffic and safety concern: Residents leaving St John's Wood and Ashley apartments on Marlowe Road and wishing to get to Chippenham Parkway and the Powhite Parkway can get to Jahnke Road by turning beside the Post Office or by going straight out Marlowe Road to intersect directly with Jahnke Road. If they turn beside the Post Office, they will end up at an intersection with Hioaks Road where there is no traffic light. They often have to wait there to make a right turn onto Hioaks Road which will then lead them to a traffic light at Jahnke Road where they can make a left turn onto westbound Jahnke Road. Others exiting the apartments can proceed directly along Marlowe Road to Jahnke Road where there is no traffic light. Many wish to make a left turn there onto Jahnke Road westbound in order to proceed to Chippenham Parkway. The problem is that crossing the two eastbound busy lanes of Jahnke Road to get to the westbound lanes is dangerous. So, what do they do? Turn right onto eastbound Jahnke Road, get into the leftmost eastbound lane, and go to the first traffic light at Westover Gardens Boulevard. There, they either **make a risky U-turn on Jahnke Road** to get in the westbound lanes OR they turn left at that light and go just a few feet on Westover Gardens Boulevard and then immediately turn left (westbound) onto Old Jahnke Road. They then **speed along Old Jahnke Road** (which at times is used by school buses). They turn left on Hioaks Road and then turn right at a light at Jahnke Road and then proceed to Chippenham/ Powhite. Anyone leaving 7001 Jahnke will likely do the same. **All this is both a traffic and safety hazard.**

The SUP project would be detrimental to the safety, health, and general welfare of the nearby established residential neighborhoods. It would create substantial congestion in the streets in the Jahnke Road area. The lot for the project seems not big enough for three fueling stations, as well as parking for four apartments, plus parking for retail. Many people of the nearby neighborhoods would be needlessly and negatively impacted if the project is approved. The proposed business is unnecessary and out of character with our residential neighborhoods. The City has an obligation to protect its citizens and to refrain from actions that would detract from their safety and quality of life. **Allowing the SUP to be approved conflicts with the City's master plan objectives 10.4 and 15.1 (to increase the number of low-emission vehicles and to reduce air pollution related to transportation). We do not need another gas station.**

The SUP should not be granted.

Respectfully, Charles and Jo Ann Myers

From: [Katrina Comolli](#)
To: [City Clerk's Office](#)
Cc: jareddriskill@gmail.com
Subject: SUP ORD 2024-281
Date: Tuesday, November 12, 2024 2:30:28 PM

Some people who received this message don't often get email from 4951churchst@gmail.com. [Learn why this is important](#)

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.

Hello,

I am a resident of Westover Gardens, and I am writing to oppose Ordinance 2024-281 for a Special Use Permit. I oppose this SUP because of the impact on traffic, the placement of a gas station, and the lack of community engagement in the process.

First, the proposed development would add to the already dangerous traffic on Jahnke Road. Second, a new gas station only increases stop-and-go traffic by adding more people to an area that already has a lot of traffic. Third, it's impossible to make a rational development decision about this space if you're not involved with the community members who live in the area. Our neighborhood was not engaged in this process at all, which is inexcusable. For these reasons, I ask the board to take this matter off the consent agenda.

Thank you,
Jared Driskill

1308 Castleton Rd.
Richmond, VA 23225

From: [Doreen Rice](#)
To: [City Clerk's Office](#)
Subject: Expression of concern - ORD 2024-281
Date: Tuesday, November 12, 2024 3:04:08 PM

[Some people who received this message don't often get email from doreenrice@icloud.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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.

Hello,

I am writing to express my concerns about ORD 2024-281 - the building of a gas station, convenient store and apartments at 7001 Jahnke Rd.

I am strongly opposed to this over reach of a build as it will cause way to much traffic on streets not able to support the increase. With the hospital a stones through away and the on and off ramps of 150 and 76 at close proximity, building seems to be self serving to the developer. As a resident that lives in a quiet neighborhood right there, am concerned. Please reconsider this poor decision and become heroes for doing the right thing!

Sincerely,
Doreen Caravaglia Rice
6841 Westcott Drive
Richmond, VA 23225
(804) 450-1718

From: [Robyn Parsons](#)
To: [City Clerk's Office](#)
Subject: Fwd: Object to 7001 Jahnke Road Development
Date: Tuesday, November 12, 2024 4:13:35 PM

Some people who received this message don't often get email from rmparsons rp@gmail.com. [Learn why this is important](#)

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.

ORD 2024 -281

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

From: **Robyn Parsons** <rmparsons rp@gmail.com>
Date: Fri, Nov 1, 2024, 12:54 PM
Subject: Object to 7001 Jahnke Road Development
To: <Jonathan.Brown@rva.gov>, Nye, Kristen M. - City Council <Kristen.Nye@rva.gov>, Sarah Abubaker <4thdistrict@sarahabubaker.com>

I am opposed to a gas station and convenience store being built at 7001 Jahnke Road. With the hospital being located at the corner of Jahnke Road and HiOaks, this will only add to more traffic and raise safety concerns for the neighborhood. It will be in and out traffic on a continued basis, in an area that already has many accidents.

There are already 2 service stations and 4 convenience stores within 1 mile of this location.

This community has one elementary and one middle school within this area. Convenience stores have many things like alcohol, food, skill games, drug activity and drug paraphernalia (smoking products), which has ended up in the locker of students at the middle school.

The owners of these shops are about making a dollar and then retreat to their homes in Henrico and Chesterfield, but their choices remain in our community. I've lived here for 30 years and I'm sick of it. This area has long been the red headed stepchild of Richmond. We have had shootings and deaths at these locations. We do not need to promote this activity.

If they want to build a restaurant, like on Forest Hill Avenue, that would be great for the community, but more transient stops will only lead to more illegal activity. For me it's a BIG NO!

I cannot attend on November 4th due to a funeral in Maryland, otherwise I would be there.

Sincerely,

Robyn Parsons
6842 Westcott Drive
Richmond, Va. 23225
804-323-9864