

**From:** [Joshua Bolhuis](#)  
**To:** [Abubaker, Sarah M. - City Council](#); [Mayor Danny Avula](#); [PDR Land Use Admin](#)  
**Subject:** Opposition to 17-Unit Rezoning at 7100 Jahnke Road  
**Date:** Tuesday, July 15, 2025 2:38:49 PM

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Some people who received this message don't often get email from [josh.bolhuis@gmail.com](mailto:josh.bolhuis@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.

Dear Members of the Richmond City Planning Commission,

I am writing as a concerned resident and stakeholder to express my strong opposition to the proposed 17-unit apartment building at 7100 Jahnke Road in Richmond, VA 23225. I have lived in this neighborhood for 9 years and have loved every minute of it. I chose to buy here because of the large lot sizes, abundant nature, and quiet streets with minimal through traffic — qualities that would be directly threatened by this kind of inappropriate, high-density development. Many of my neighbors and I have worked hard over the years to maintain and improve the value of our homes in this area, and this project puts that at risk.

While I understand the city's need for thoughtful residential growth, this project is inconsistent with the actual housing needs and planning vision for our neighborhood and will cause unnecessary strain on local infrastructure, parking, traffic flow, and home values.

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### **1 The Proposed Project Ignores Existing Zoning and Neighborhood Expectations**

This land was purchased by the developer fully aware that it is zoned **R-1**, which is intended for low-density residential use. A single-family or otherwise conforming R-1 property would fit the neighborhood and its character — and no one would oppose appropriate, by-right development that respects the existing zoning.

Trying to force a 17-unit apartment building onto a parcel that was never intended for such density sets a bad precedent for ignoring established zoning protections and neighborhood stability.

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### **2 There is No Proven Demand for Additional Units in this Immediate Area**

As of **July 2025**, there is already a surplus of available apartments and condos within a short radius of the Jahnke Road corridor:

- **The Crossings at Bramblewood:** 13 available units (1–2 BR)
- **Village at Westlake:** ~17 available units (1–3 BR)
- **Ashley Park Apartments:** ~15 available units (1–2 BR)

- **St. John's Wood Apartments:** ~28 available units (1–3 BR)
- **NOON Hioaks Apartments:** several 1-BR units vacant now
- **URBANA at Hioaks:** ~9 units open (1–2 BR)
- **Blue Ridge Estates:** multiple units historically vacant (current listings unavailable)

Combined, that's **over 80 available units (I am sure there are more than that)** already on the market **within about 2–3 miles** of this site — many of which have been vacant for months. Richmond's multifamily vacancy rates in the wider metro area hover around **5–6%**, which is well within healthy market norms. Building an additional 17 apartments here will simply add more supply that the local demand does not justify — and risks creating more under occupied buildings rather than strengthening our existing communities.

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### 3 This Development Conflicts with the Richmond 300 Master Plan

The **Richmond 300: A Guide for Growth** envisions smart, sustainable infill and higher-density development *where appropriate*. This specific site is not suited for a multi-unit building for the following reasons:

- **Richmond 300 calls for transit-oriented development** near established corridors that can handle increased density without overburdening neighborhood streets. Jahnke Road is already heavily trafficked, with limited public transit options and very constrained walkability.
- **Parking and traffic impacts:** The area around Jahnke Road is already struggling with **overcrowded on-street parking** and congestion during peak hours. Adding 17 more households without meaningful transit access or new parking infrastructure will worsen an existing problem.
- The plan emphasizes **context-sensitive development** that supports neighborhood character. This 17-unit building does not align with the surrounding residential pattern, which consists largely of single-family homes and small garden-style complexes with appropriate setbacks and green space.

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### 4 Negative Impact on Neighborhood Home Values

Bringing an under-parked multi-family building into a single-family or low-density multi-family neighborhood can depress local home values:

- **Parking overflow** will spill into adjacent streets, frustrating existing homeowners and visitors.
- **Traffic congestion and safety issues** will reduce neighborhood appeal, particularly for families with children.
- An oversupply of rental units, when demand is already being met nearby, often leads to *lower rents, deferred maintenance*, or high tenant turnover — all of which can degrade neighborhood stability and desirability.

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## 5 Better Solutions Exist

If the goal is to address affordable housing or smart density, the city should **prioritize filling the 80+ vacant units** already available in the immediate area. Incentives could instead support:

- Adaptive reuse of existing properties
- Renovation of vacant buildings
- Mixed-use revitalization in better transit-served corridors

These options align with Richmond 300's goal of balanced, connected, and sustainable growth — without adding strain to overburdened roads and neighborhoods or ignoring existing zoning.

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**I strongly urge the Commission to deny approval of the current application for 7100 Jahnke Road or, at the very least, require the developer to stick to the existing R-1 zoning restrictions that protect the character and stability of our neighborhood.**

We all want responsible, thoughtful growth for Richmond — but this project, as proposed, does not reflect that goal nor the long-standing expectations of residents who have invested in this community.

Thank you for your consideration of these facts and for protecting the livability, safety, and value of our neighborhood.

Sincerely,

--

Joshua Bolhuis  
Realtor  
cell: 804 221 6275  
email: [Josh.bolhuis@gmail.com](mailto:Josh.bolhuis@gmail.com)



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**From:** [Katie McCall](#)  
**To:** [PDR Land Use Admin](#); [Abubaker, Sarah M. - City Council](#); [Siverd, Jr, Timmy M. - City Council](#)  
**Subject:** Proposed SUP for 7100 Jahnke Road  
**Date:** Tuesday, July 15, 2025 11:29:11 AM

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To Whom it May Concern, City Planners:

I write once more, regarding my objection to the proposed **overbuilding** on this *less than half acre lot* in an already overly dense area.

**At every turn, this has been about the safety of our community.**

It's not simply that this project doesn't match the quality or character of our neighborhood, though it doesn't.

It's not simply that this project will degrade our property values, though it will, most likely.

It's not simply that there has been NO TRAFFIC IMPACT STUDY, nor environmental impact study, despite the location and topography of the land.

It's not simply that **two WATER MAINS**, one from the City of Richmond, and one from Chesterfield Co., meet at the edge of this property; what could possibly go wrong? (Rhetorical question)

It is about our community's *safety*.

Despite Mr. Baker's best efforts, there will not be enough parking for 17 apartments. Thus we will have spillover parking lining both sides of our 152 FOOT feeder street of Hioaks. The street that feeds into our neighborhood from the intersection on Jahnke Road, essentially turning it into a one-way street.

This exact issue is happening at the only other entrance to our neighborhood. Spillover parking from a townhome community across the street. Did you know an oil tank truck ended up in a ditch, almost completely on it's side, because it couldn't navigate safely into the neighborhood for all the parked cars?

**Imagine if that had been a fire truck, or some other emergency vehicle?**

Overbuilding on this particular property in this particular location will:

1. Seriously jeopardize our safe visibility and accessibility into and out of our own neighborhood.
2. Will lead to more instances of vehicles being stuck in the critical intersection of Jahnke Road, just as ambulances are trying to navigate through to the area's Level 1 Trauma Center.
3. Will create circumstances that could easily lead to fatalities, be it traffic accidents, or one of our kids being hit and killed because someone takes a blind corner too fast, not being able to see around the parked cars lining Hioaks *right at our kids' bus stop*.

We have legally written and spoken into public record, time and time again, about the unique challenges of this particular location. Please take time to look through the Power Point submitted by the Phelps from Boulder Parke. Click on the photos to see video of just a bit of what we deal with in terms of traffic. Making our feeder street of Hioaks practically impassible will only worsen the problem with the intersections in front of the hospital.

The way I see it, this is your vote:

Legally, for the record. Fatalities for the sake of profit. Yay, or Nay.



Thank you for your time,  
Katie McCall  
1246 Boulder Creek Road.  
Boulder Parke Townhomes  
Katie McCall, CHt  
804-218-1046

[www.HealingSpiritRVA.com](http://www.HealingSpiritRVA.com)

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Even after All this time. The Sun never says to the Earth, "You owe me."  
Look what happens. With a love like that, it lights the whole sky. ~Hafiz

**From:** [Paul Willson](#)  
**To:** [Oliver, Alyson E. - PDR](#)  
**Cc:** [MarkBaker](#)  
**Subject:** 7100 jahnke road development  
**Date:** Monday, July 7, 2025 11:30:33 AM

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Hello,

I'm a member of a neighborhood which has participated in the conversation regarding the proposed development on 7100 jahnke road

I wanted to share my input with you all and Mark Baker advised me to email you directly and copy him.

My input is very simple:

My wife, my daughter and I have lived in the Westcott gardens area for about 4 years. We love the neighborhood and we are ok with and even supportive of development of multifamily housing units being built at 7100 jahnke rd. In the current housing crisis we believe building multifamily housing units is a great step towards creating more housing that are within reach for folks struggling right now.

I'm unsure if I can attend the next meeting in person

If in person is likely to be much more impactful I may be able to make it happen.

Thanks for your time,  
Paul

**From:** [maryajain](#)  
**To:** [PDR Land Use Admin](#)  
**Subject:** 7100 Jahnke Rd proposal  
**Date:** Monday, July 14, 2025 4:22:15 PM

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Dear Planning Commissioners,

As a 4th District homeowner, I live very near the Jahnke Rd proposed apartment building. I wanted to communicate once more before the final vote for 7100 Jahnke Rd. Though the developer has altered his plans several times to make the appearance of accommodating neighborhood concerns, he started from a point that he had to have known was unacceptable. He purchased this property with the knowledge that it was zoned for a single family dwelling, yet I don't think his intentions have ever been to honor that zoning.

The recent approval ,nearby, of a gas station/convenience store/apt. building was a surprise and disappointment to the residents of this area. Please do not approve another undesirable project in our neighborhood. Again, this developer knew the restrictions when he purchased the land. He can easily build a nice home or even condos that would resemble the ones already there. It's never desirable to lose precious green space within a heavily populated area, but to construct apartments would mean the downfall of this neighborhood, and it would definitely reduce property values in the entire area. Please vote against this zoning change. Sincerely, Mary Jain

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

**From:** [Doug Phelps](#)  
**To:** [PDR Land Use Admin](#); [Abubaker, Sarah M. - City Council](#)  
**Cc:** [tonydean2u@gmail.com](#); [Carmel Colon](#); [Doug Phelps](#)  
**Subject:** Proposed development at Hioaks and Jahnke by Marwa Enterprises  
**Date:** Wednesday, July 9, 2025 5:27:08 PM

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Attachment available until Aug 8, 2025

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Dear Planning Commission and City council,

As residents of a home in Boulder Parke Townhomes, we object to the proposed development for all the same reasons as our neighbors. Having lived in this area for several years we have daily experience with the existing traffic patterns.

The confluence of Route 150 North, and Route 150 South merging onto Jahnke Eastbound is at capacity. Please see the attached PowerPoint with embedded traffic videos that will play when clicked.

Problem areas

- 
- Jahnke Eastbound left turn onto Hioaks Northbound requires increased turn lane buffer capacity. Current capacity is three cars, a five car buffer is required. When a fourth car needs to turn left on Hioaks, Jahnke Eastbound becomes a single lane for one or more traffic-light cycles. (Video Clip 1)
- Route 150 Northbound exit onto Jahnke requires a traffic light. As is - It is near impossible to turn West on Jahnke. ((Video Clip 2, Video Clip 3))

With the proposed development, a fully occupied apartment complex, will bring a significant increase in traffic volume, If the project is approved by the council, we strongly request that modifications be made to the current road design to assist with integrating increased volume, , see attached PowerPoint. These modification will help prevent inevitable traffic accidents if these measures are not taken,

Please see the attached power point below

Sincerely,  
Doug Phelps and Carmel Colon

**From:** [Charles Myers](#)  
**To:** [PDR Land Use Admin](#)  
**Subject:** Jo Ann and Charles Myers  
**Date:** Monday, June 16, 2025 4:45:27 PM

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Re: 7100 Jahnke Road SUP [PDRLandUseAdmin@rva.gov](mailto:PDRLandUseAdmin@rva.gov), [jonathan.brown@rva.gov](mailto:jonathan.brown@rva.gov),  
[sarah.abubaker@rva.gov](mailto:sarah.abubaker@rva.gov), [markbaker@bakerdevelopmentresources.com](mailto:markbaker@bakerdevelopmentresources.com)

The intersection of Hioaks and Jahnke Roads is **CRITICAL** to the health and wellness of all of metropolitan Richmond. Saying that Jahnke Road is able to service “x” number of cars does not do this intersection justice. The issue is that Jahnke Road is the most direct entrance to the only Southside Richmond City hospital. One could enter the hospital from Midlothian Turnpike via Carnation Street, but that is not direct when an ambulance is approaching and minutes matter. We have never seen an ambulance approach from that direction. Only the Jahnke Road entrance to Chippenham Hospital allows easy access from Powhite Parkway or Chippenham (150- going north or south). Hospitals are greatly stressed at this time and sometimes ambulances are diverted to Chippenham Hospital from other areas usually using 150.

It is important that planners recognize that traffic issues at this intersection are already at a level dangerous to the health and well-being of all. The gas station/apartments/convenience store already approved for 7001 Jahnke Road will make the situation worse. 7100 Jahnke Road needs to be a **SMALLER** project for the safety of all—not just the drivers and pedestrians who use the intersection, but for the emergency vehicles which must use this ONE especially vital intersection.

In May we witnessed a total blockage of east-bound traffic at Hioaks and Jahnke Roads (including the intersection itself) during the evening rush hour. Please also note that the left turn lane onto Hioaks going east is too short. Our neighbor witnessed a total blockage of the entire span of Old Jahnke Road. The problem was **SO MANY CARS PARKED** on Old Jahnke Road. If the utility trucks were to do their necessary work, no other vehicles could pass. So the road had to be closed.

7100 Jahnke is an **INFILL PROJECT** and, therefore, it must fit in with what is already there. This cannot be emphasized enough. **TWO STORIES SHOULD BE THE MAXIMUM HEIGHT.** At the proposed three stories, and on a hill, the building would tower over everything on the north side of Jahnke Road and would be **SUBSTANTIALLY DIFFERENT IN SCALE** from adjacent buildings. Since 7100 Jahnke is within a residential neighborhood, retail should not be allowed and short-term rentals should not be allowed either. All apartment units should be market rate to match the character of the neighborhood.

We applaud the Richmond Planning Commission for taking a proactive look at vape shops. We want to be assured that 7100 Jahnke Road will never be a vape shop or marijuana dispensary and want language included in the SUP to prohibit both.

This lot is only 0.47 acres. Allowing 14 apartment units in such a small space is approximately 30 units per acre which is very, very dense. Allowing 10 units would bring the **DENSITY** down to 21 units per acre which would be better suited to the property and would be closer to the optimal of less than 20 units. A smaller number of units would allow complete on-property parking and better aesthetics. Street parking should NOT be allowed because of the narrowness of Old Jahnke Road and the critical nature of the intersection at Hioaks/Jahnke because of Chippenham Hospital.

Jo Ann and Charles Myers

Westover Gardens

June 16, 2025

**From:** [smlskeebo@aol.com](mailto:smlskeebo@aol.com)  
**To:** [PDR Land Use Admin](#)  
**Subject:** Opposition 7100 Jahnke Road  
**Date:** Monday, March 31, 2025 10:31:45 AM

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To whom it may concern;

We are writing to express our strong opposition to the proposed Special Use Permit (SUP) for 7100 Jahnke Road, which seeks to develop a three-story mixed-use building containing 14 dwelling units and 3,250 square feet of commercial space. As a resident of the neighborhood adjacent to this property, we have significant concerns regarding the impact this development would have on our community.

The proposal includes seven short-term rental units, and commercial spaces designated for “neighborhood-serving” businesses such as retail shops, introducing alcohol and vape sales to our residential neighborhoods with the probability of introducing more crime to our neighborhoods. While the intention may be to enhance the neighborhood, the introduction of such commercial activities at the entrance of our residential area is troubling. The increased traffic, noise, and transient nature of short-term rentals could disrupt the peace and stability that our community currently enjoys, as well as adding increased risks of crime.

Furthermore, the property’s current R-1 zoning is intended for low-density residential use. Allowing a development of this scale and mixed-use nature would set a concerning precedent for future zoning exceptions, potentially leading to the gradual erosion of our neighborhood’s residential character. The proposed building’s size and commercial components are incompatible with the existing single-family homes that define our community.

The Planning Commission's consideration of this project has raised similar concerns among many residents. The potential for increased traffic congestion, parking challenges, and the strain on local infrastructure are issues that cannot be overlooked. Additionally, the presence of commercial establishments, particularly those that may operate late into the evening, poses safety and security concerns for families living nearby.

We urge you to consider the voices of your constituents and the long-term implications of approving this Special Use Permit. Preserving the integrity and tranquility of our residential neighborhood should take precedence over developments that may compromise these values. We respectfully request that you oppose the SUP for 7100 Jahnke Road and support the continued well-being of our community.

Thank you for your attention to this matter and for your ongoing dedication to representing the interests of our community.

Sincerely,

Sonia Larson & Valerie Warren

Westover Gardens Blvd



## Oliver, Alyson E. - PDR

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**From:** Vonck, Kevin J. - PDR  
**Sent:** Tuesday, April 1, 2025 10:30 PM  
**To:** Oliver, Alyson E. - PDR  
**Subject:** FW: 7100 Jahnke Road

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**From:** smlskeebo@aol.com <smlskeebo@aol.com>  
**Sent:** Monday, March 31, 2025 10:06 AM  
**To:** Abubaker, Sarah M. - City Council <Sarah.Abubaker@rva.gov>; Vonck, Kevin J. - PDR <Kevin.Vonck@rva.gov>  
**Subject:** 7100 Jahnke Road

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The Planning Commission's consideration of this project has raised similar concerns among many residents. The potential for increased traffic congestion, parking challenges, and the strain on local infrastructure are issues that cannot be overlooked. Additionally, the presence of commercial establishments, particularly those that may operate late into the evening, poses safety and security concerns for families living nearby.

We urge you to consider the voices of your constituents and the long-term implications of approving this Special Use Permit. Preserving the integrity and tranquility of our residential neighborhood should take precedence over developments that may compromise these values. We respectfully request that you oppose the SUP for 7100 Jahnke Road and support the continued well-being of our community.

Thank you for your attention to this matter and for your ongoing dedication to representing the interests of our community.

Sincerely,

Sonia Larson & Valerie Warren

Westover Gardens Blvd

## Oliver, Alyson E. - PDR

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**From:** Doug Phelps <dp.helps@icloud.com>  
**Sent:** Monday, March 31, 2025 7:58 PM  
**To:** PDR Land Use Admin; Vonck, Kevin J. - PDR; Abubaker, Sarah M. - City Council  
**Cc:** Doug Phelps; tonydean2u@gmail.com  
**Subject:** Marwa Enterprises proposed project

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Attachment available until Apr 30, 2025

Dear Plannning Commision and City council,

As residents of a home in Boulder Parke Townhomes, we object to the proposed development for all the same reasons as our neighbors. Having lived in this area for several years we have noticed the existing traffic patterns. With the proposed development, a successful business will bring a significant increase in traffic volume, especially if there is a retail space in addition to the proposed residential dwellings. If the project is approved by the council, we strongly request that modifications be made to the current road design to assist with integrating increased volume, , see attached PowerPoint. These modification will help prevent inevitable traffic accidents if these measures are not taken,

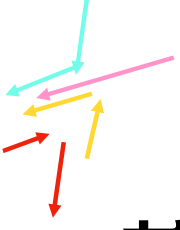
Please see the attached power point below

Sincerely,  
Doug Phelps and Carmel Colon

[Click to Download](#)

Jahnke and Hioaks 3-31-25.pptx  
251.1 MB

# Marwa Enterprises Special Use Permit



## Jahnke & Hioaks

### Recommendation & Request

1. Longer Left Turn Lane Eastbound Jahnke, to Hioaks North
2. New Traffic Signal Northbound Chippenham, Jahnke Exit



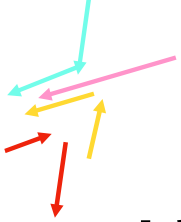
Douglas Phelps

Boulder Creek Road





## Cantion



# **Marwa Enterprises Special Use Permit**

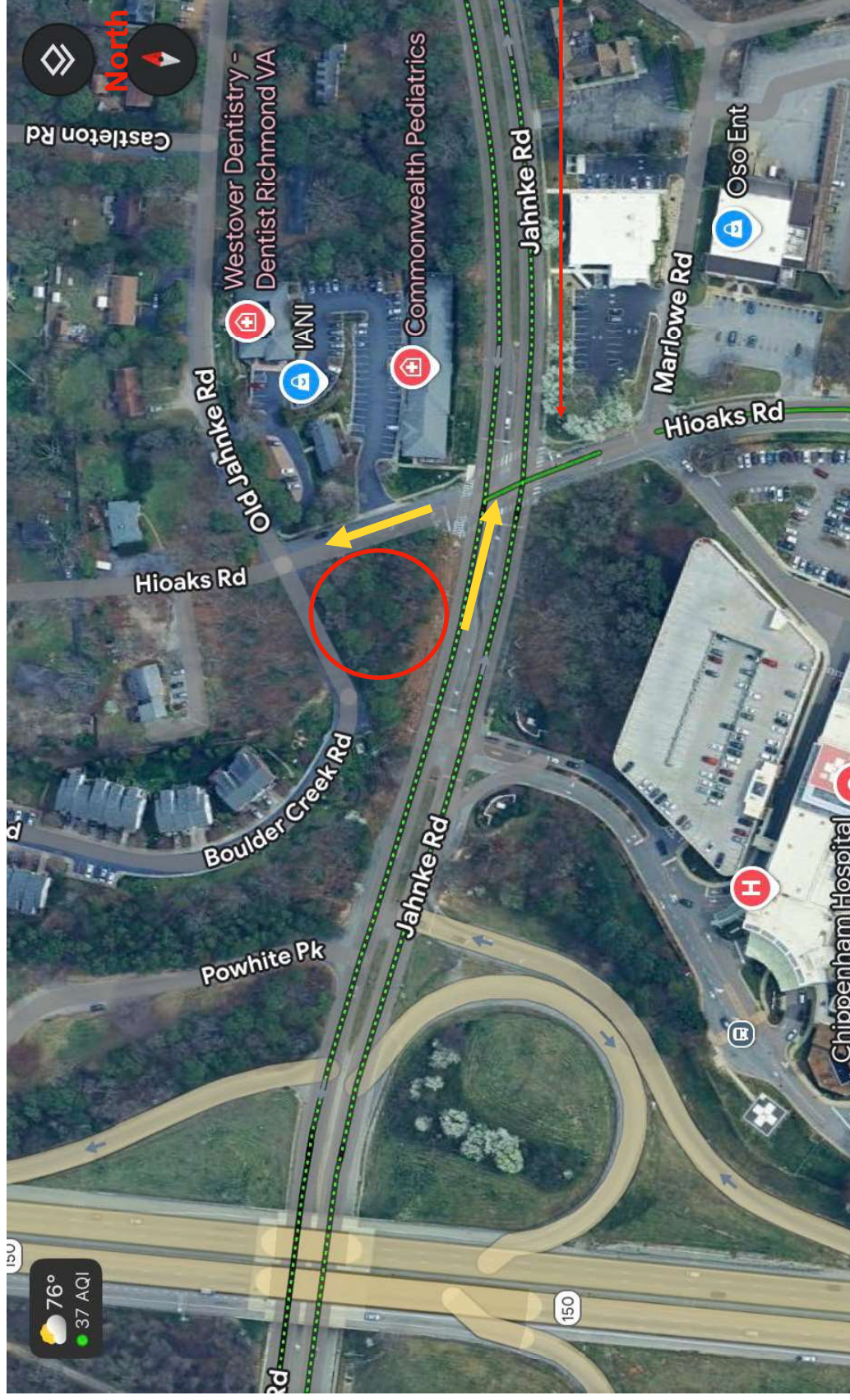
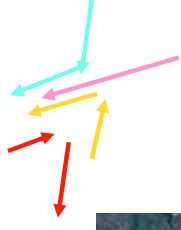
## **Clip 1**

### **Recommendation & Request**

1. Longer Left Turn Lane Eastbound Jahnke, to Hioaks North



## Clip 1: Left Turn Lane 3 Car Buffer Insufficient

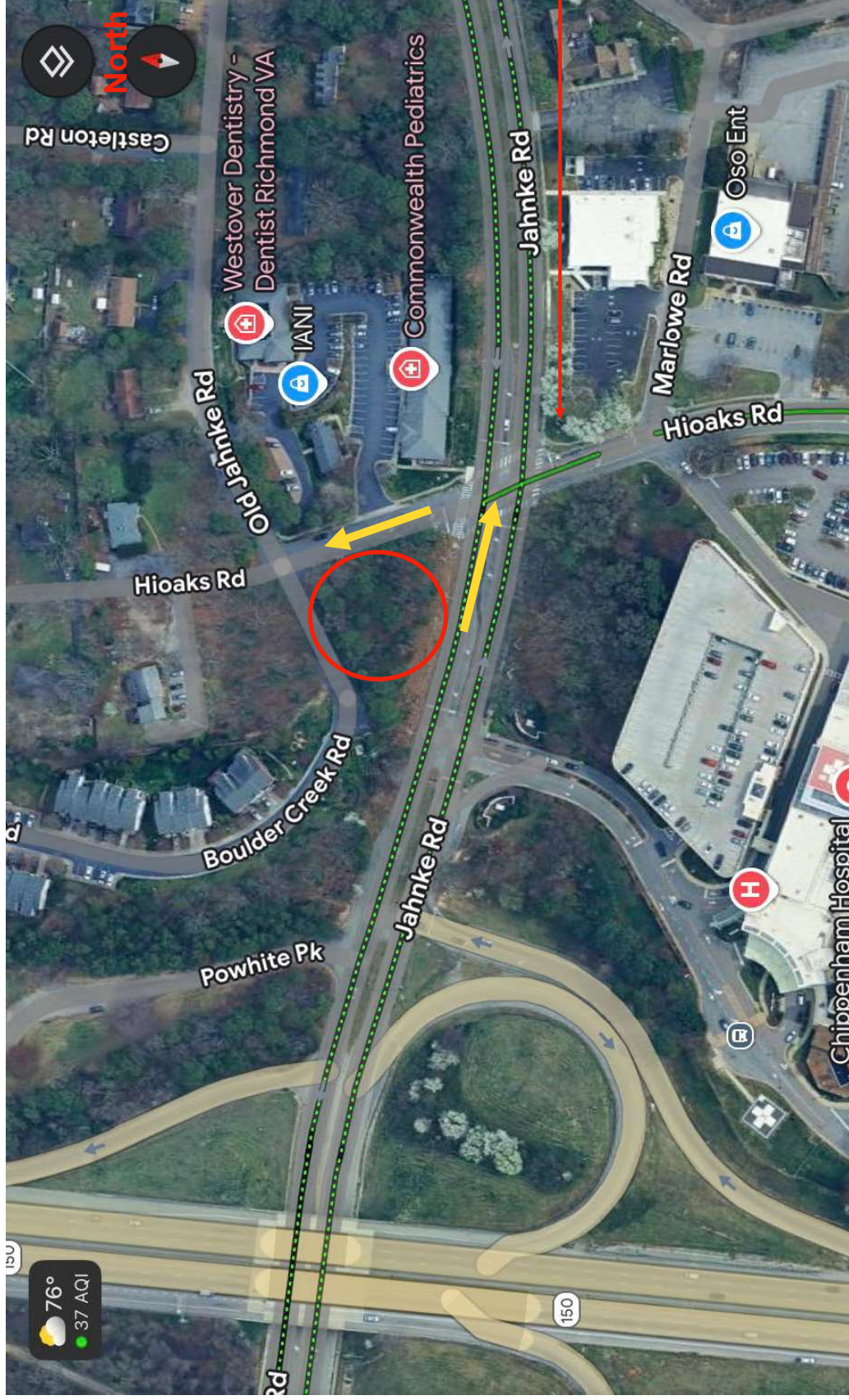
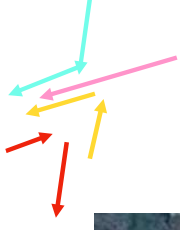


Caption

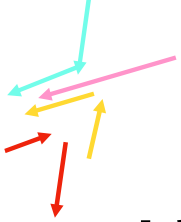




## Clip 1: Left Turn Lane 3 Car Buffer Insufficient



Caption



# **Marwa Enterprises Special Use Permit**

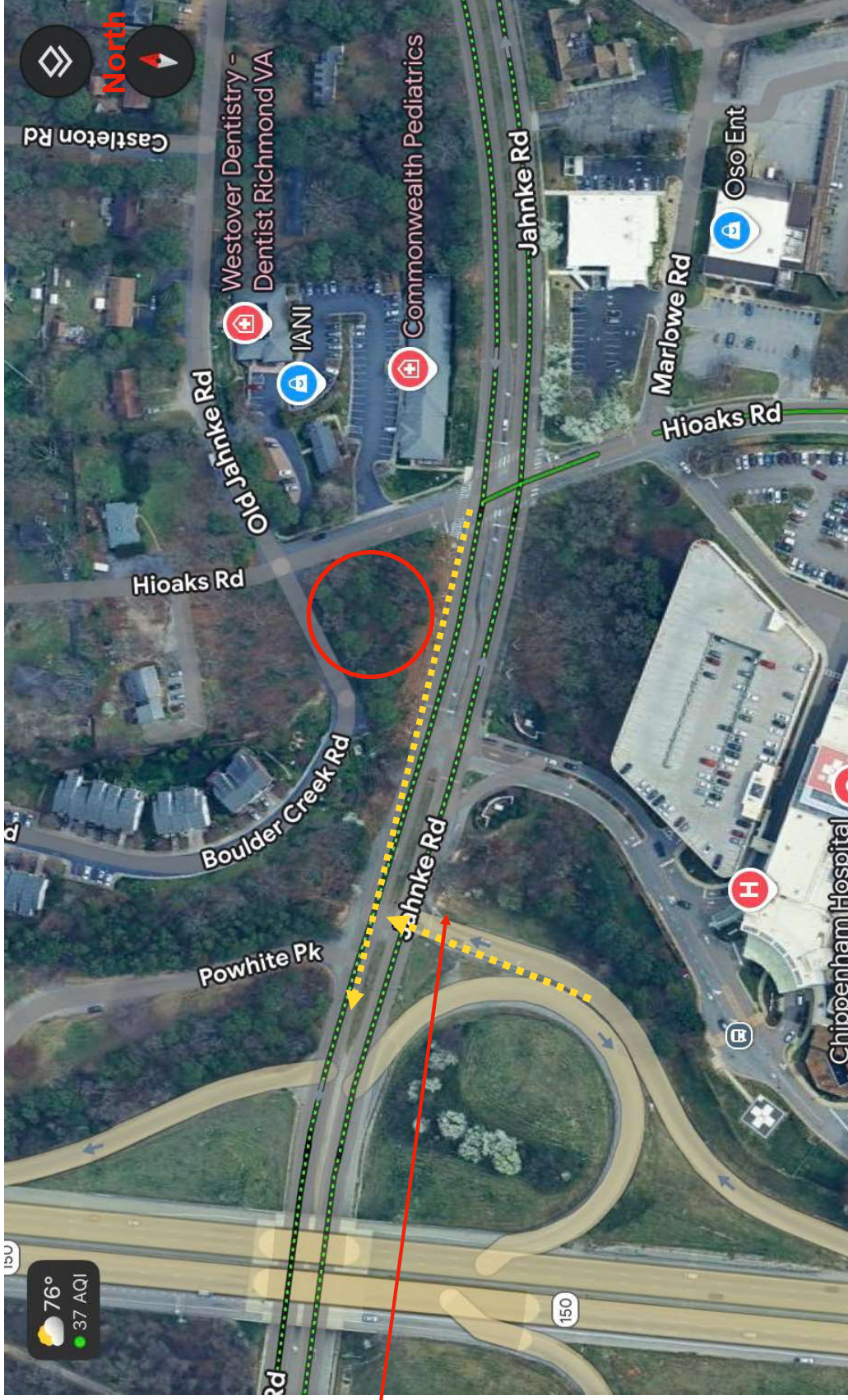
## **Clip 2**

### **Recommendation & Request**

**2. New Traffic Signal Northbound Chippenham, Jahnke Exit**



## Clip 2: Exit Ramp Route 150 New Traffic Signal Required

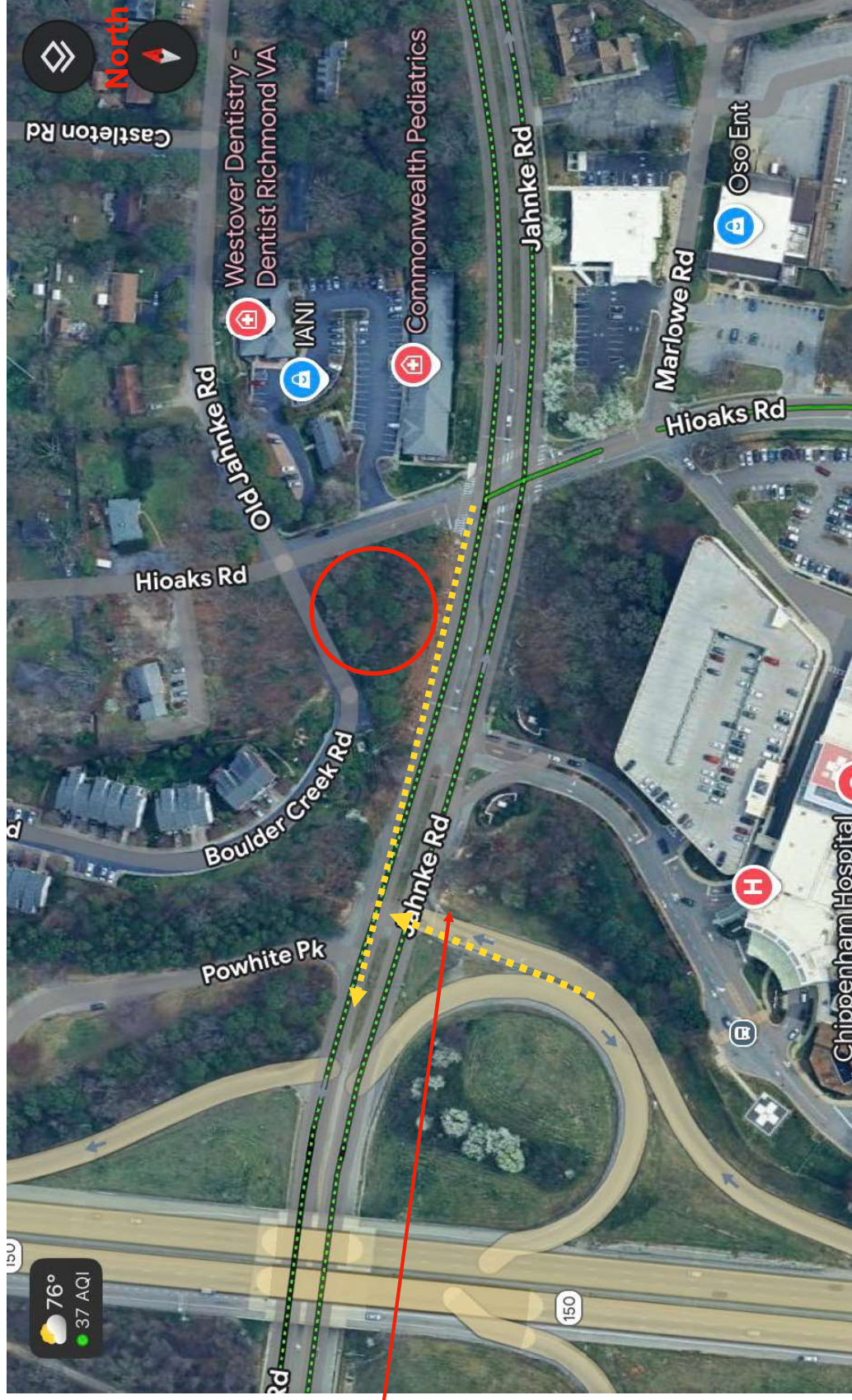
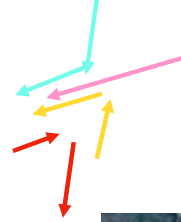


Caption





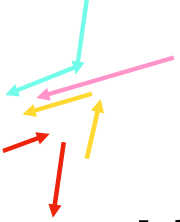
## Clip 2: Exit Ramp Route 150 New Traffic Signal Required



Clip  
2

Caption

# Marwa Enterprises Special Use Permit



## Jahnke & Hioaks

### Recommendation & Request

1. Longer Left Turn Lane Eastbound Jahnke, to Hioaks North
2. New Traffic Signal Northbound Chippenham, Jahnke Exit



## Oliver, Alyson E. - PDR

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**From:** Micah Circe <micahcirce@gmail.com>  
**Sent:** Monday, March 31, 2025 12:28 PM  
**To:** PDR Land Use Admin; Abubaker, Sarah M. - City Council; Oliver, Alyson E. - PDR; Siverd, Jr, Timmy M. - City Council; Vonck, Kevin J. - PDR; Brown, Jonathan W. - PDR; Brian White; Burchell Pinnock; Robertson, Ellen F. - City Council; Rebecca Rowe  
**Cc:** Gretchen Rau; cc: Katie McCall; jaredriskill@gmail.com; Jo Ann M; cem299@gmail.com  
**Subject:** SUP for 7100 Jahnke Road (ORD-2024-312)  
**Attachments:** 11min Wait Time at Jahnke Rd Exit.png; Jahnke Rd Neighborhood Map.pdf; Apartment Complex Local Vacancies and Retail Corridors.docx

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**To** Sarah Abubaker (4th Dist Councilmember), Planning Commissioners, and the City Planning Dept, et. al.

As a resident in the neighborhood adjacent to this SUP (Special Use Permit), I'm writing to express my opposition to this SUP. This proposed rezoning is a bad move for the neighborhoods that this developer seeks to participate in.

This SUP should be denied for numerous reasons, listed on both the neighborhood letter submitted to the Planning Commission and summarized below

- 1.
- 2.
3. **Non-Compliance with R-1 Zoning Regulations**
- 4.

The proposed 3-story, 14-unit apartment building with short-term rentals and retail components starkly violates the **\*\*R-1 Single-Family Residential zoning\*\*** designation. This development would:

- a.
- b.
- c. Introduce high-density housing and
- d. commercial activity into a low-density, owner-occupied residential area.
- e.
- f.
- g.
- h. Undermine neighborhood character,
- i. setting a precedent for incompatible land uses.
- j.
- k.
- l.
- m. Fail to align with the City's Master
- n. Plan, which prioritizes zoning consistency to protect property values and community cohesion.
- o.

- 2.
- 3.
4. **Infrastructure Deficiencies and**
5. **Protected Wetlands Impact**
6.
  - a.
  - b. The Jahnke Road/Hioaks Road corridor
  - c. already exceeds safe traffic capacity. Approval of this SUP would:
  - d.
  - e.
  - f.
    - a.
    - b.
    - c. Exacerbate existing hazards (e.g.,
    - d. pedestrian risks, school bus congestion, poor sight distances).
    - e.
    - f.
    - g.
    - h. Disregard incomplete traffic studies
  - i. that omit cumulative impacts of recent area developments.
    - j.
    - k.
    - l.
    - m. Strain feeder roads and highway exits
    - n. not designed for intensive mixed-use traffic.
    - o.
  - g.
  - h. Lack of
    - i. **Traffic Assessment or Environmental Impact Study** for the increased traffic and non-permeable surface of a 14unit apartment building/retail shop plus associated parking lot.
      - a.
      - b. This development sits adjacent to
    - c. protected wetlands in Powhite Park, and will increase water and nonpoint-source pollution.
- 3.
- 4.
5. **Public Health and Welfare Concerns**
6.
  - a.
  - b.
  - c. Retail sales, including potential
  - d. addictive substances, pose direct risks to families and children.
    - e.
    - f.
    - g.
    - h. Short-term rentals (STRs) in a residential
    - i. zone with not owner onsite, create unmanageable conflicts (noise, parking, transient occupancy). Enforcement of STR regulations is impractical, as demonstrated by neighboring jurisdictions.
    - j.
- 7.
- 8.
9. **Lack of Demonstrated Need**
10.
  - a.



- b.
- c. Over **\*\*200 vacant apartments\*\*** within
- d. a 1-mile radius indicate no demand for additional units.
- e.
- f.
- g.
- h. The Commission's recent approval
- i. of a commercial project South of Jahnke Rd in a commercially zoned lot (7001 Jahnke Road) underscores the importance of adhering to zoning designations and the retail need at this node already being fulfilled. This proposal North of Jahnke however, targets
- j. a residentially zoned gateway lot.
- k.
- 11.
- 12.
- 13. **Lack of Community Notification or**
- 14. **Engagement**
- 15.
- a.
- b.
- c. As a Resident, the owner has failed
- d. to notification to nearby residents **as**
- e. **required by law.**
- f.
- g.
- h.
- i. This is the second time the property
- j. owner has tried to rezone this parcel, and both times resident's have rallied against the proposal for all the reasons listed above
- k.
- l.
- m.
- n. Had the owner sought out community
- o. participation in the planning, my sentiment, and my neighbors, would like have been different and could have arrived at something that supported the community. His purchase of the property on spec, without a zoning clause, and then asking the Planning Commission
- p. to remedy his mistake, is un-neighborly.
- q.

Residents have proposed viable, low-impact uses that enhance community welfare that align with R1 Zoning on the North Side of Jahnke

- A.
- B.
- C. **Single-family home**
- D. consistent with R-1 standards
- E.
- F.
- G.
- H. **Low-intensity office use**
- I. E.g., insurance agency, professional
- J. services, with primarily business hours and minimal parking needs.
- K.
- L.
- M.

N. **Public amenities**

O. such as a pocket park, library branch, or public safety station to serve the neighborhood.

P.

Attachments for consideration included

- 
- 
- **Jahnke**
- **Rd Neighborhood Map.pdf A**
- map showing the proposed development in relation to existing commercial development, school bus stops, and residential neighborhood entrances
- 
- 
- 
- **Apartment Complex Local Vacancies**
- **and Retail Corridors.docx** showing
- nearby vacancies and saturated local market for apartments and retail
- 
- 
- 
- **11min Wait Time at Jahnke Rd Exit.png**
- showing existing wait times
- on the exit from Chipenham into this node on Jahnke during evening commute
- 

This SUP would irreversibly harm a stable residential area, contravene zoning integrity, and disregard documented safety and infrastructure limitations, and increase pressure on protected wetlands. As the Planning Commission, please uphold R-1 zoning principles to preserve neighborhood safety and character, and **Deny the SUP** for 7100 Jahnke Road.

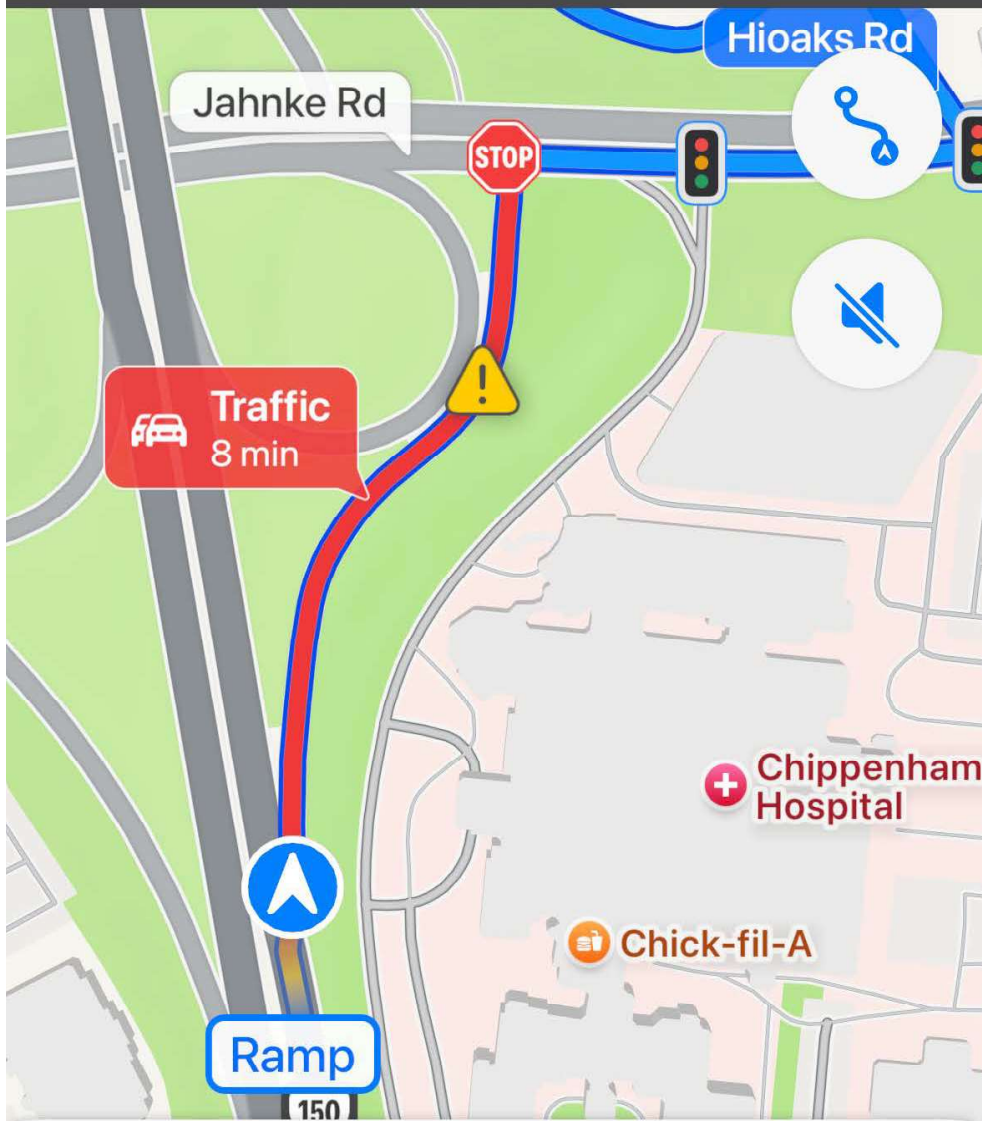
Respectfully submitted by  
Micah Circe  
6822 Westcott Dr



900 ft  
Jahnke Rd



Hioaks Rd



4:50  
arrival

11  
min

0.5  
mi





Proposed 14unit Apts & Retail

130 Family Residences

Single Story Dr's Offices

Powhite Park

Chippenham Hospital

School Bus Stop

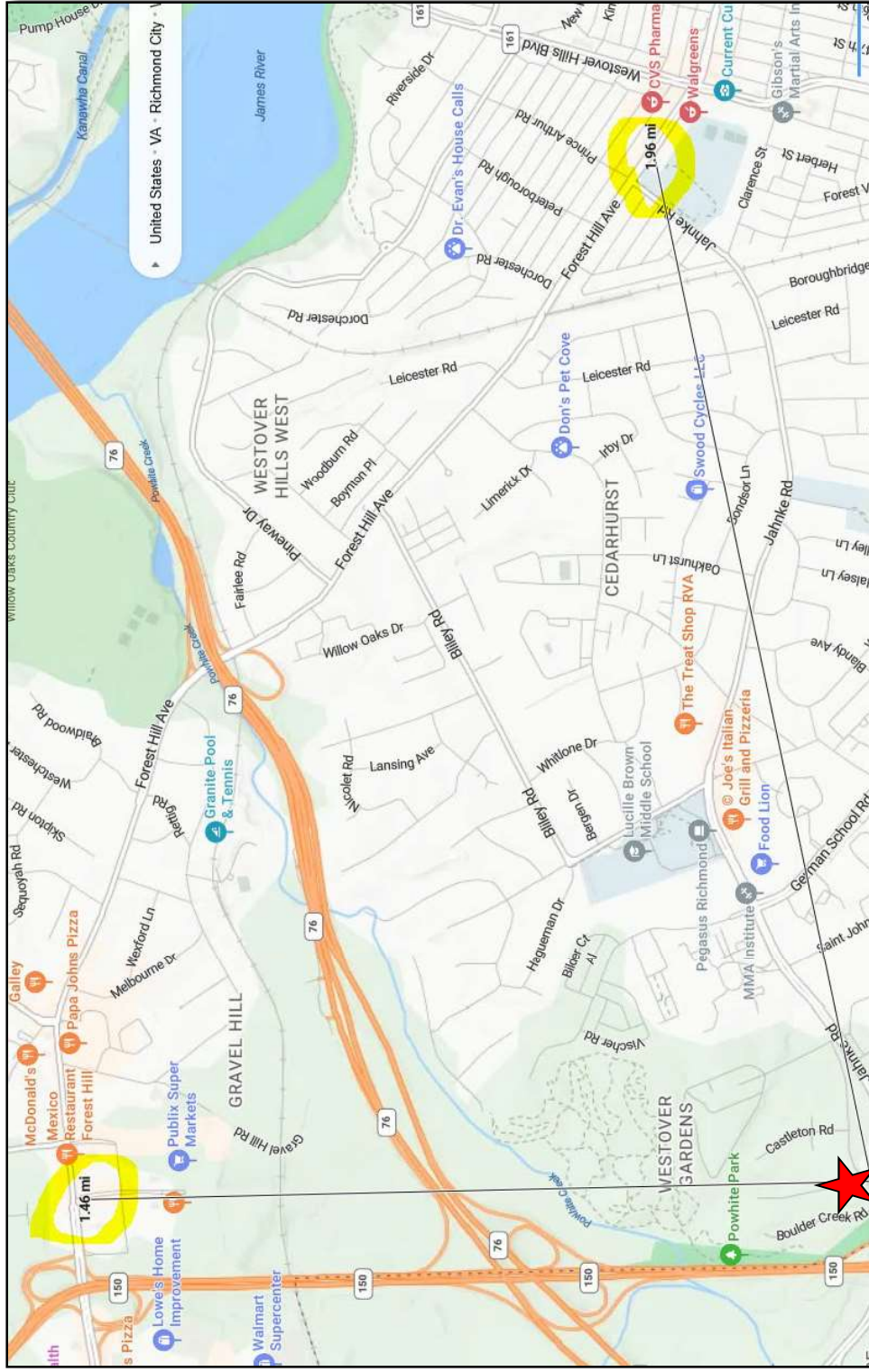
Planning Approved Gas Station

Planned Approved Retail/Convenience S...

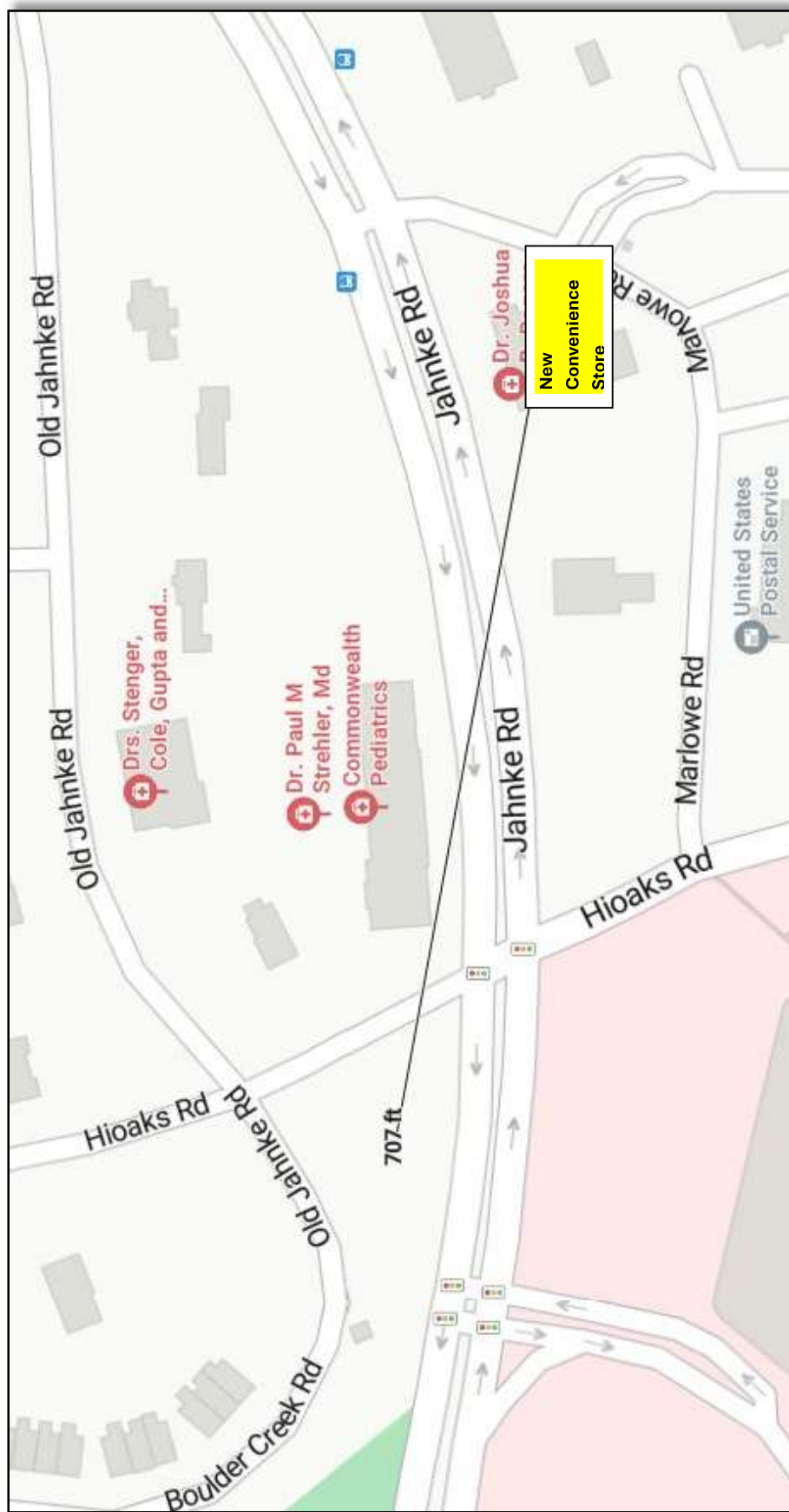




<b>Apartment Complex 1 mile radius</b>	<b>Number of units</b>	<b>Occupancy Rate</b>	
Birchwood at Boulders Apartments	284	90%	<b>30</b> units are available at any given time birchwood@livebh.com
Urbanna at Hioaks	216	44%	Opened recently! Manager581@habitatamerica.com
Noon Apts	218	70%	Opened recently! Income-based apartments
Reserve South	200	90%	<b>20</b> apartments are available at any given time
The Point at Beaufont	312	90%	<b>31</b> units are available at any given time reads@pegasusnext.com
St Johns Woods	700	90%	<b>70</b> units are available at any given time
Ashley Park	272	90%	<b>27</b> units are available at any given time
Morning Side Apartments	400	95%	<b>20</b> apartments are available at any given time
Villas at Cedarhurst	230	90%	<b>23</b> apartments are available at any given time
James River Point	500	70%	<b>150</b> apartments are available at any given time Jamesriverpoint.la2@ironmanagement.com
Boulders Lake View Apartments	212	90%	<b>21</b> apartments are available at any given time  Dominion Realty Company
Boulders Lakeside Apartments	248	90%	<b>24</b> apartments are available at any given time
Village at Westlake	240	85%	<b>36</b> available apartments at any given time
Crossings at Bramblewood Apartments	338	95%	<b>17</b> available apartments at any given time memarialapaz@livebh.com



Two corridors less than 2 miles away with retail and restaurants.





## Oliver, Alyson E. - PDR

---

**From:** smlskeebo@aol.com  
**Sent:** Monday, March 31, 2025 10:16 AM  
**To:** Oliver, Alyson E. - PDR; Siverd, Jr, Timmy M. - City Council; Brown, Jonathan W. - PDR; Robertson, Ellen F. - City Council; brian.white@rva.gov  
**Subject:** Opposition to 7100 Jahnke Road

You don't often get email from smlskeebo@aol.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.

To whom it may concern;

We are writing to express our strong opposition to the proposed Special Use Permit (SUP) for 7100 Jahnke Road, which seeks to develop a three-story mixed-use building containing 14 dwelling units and 3,250 square feet of commercial space. As a resident of the neighborhood adjacent to this property, we have significant concerns regarding the impact this development would have on our community.

The proposal includes seven short-term rental units, and commercial spaces designated for “neighborhood-serving” businesses such as retail shops, introducing alcohol and vape sales to our residential neighborhoods with the probability of introducing more crime to our neighborhoods. While the intention may be to enhance the neighborhood, the introduction of such commercial activities at the entrance of our residential area is troubling. The increased traffic, noise, and transient nature of short-term rentals could disrupt the peace and stability that our community currently enjoys, as well as adding increased risks of crime.

Furthermore, the property’s current R-1 zoning is intended for low-density residential use. Allowing a development of this scale and mixed-use nature would set a concerning precedent for future zoning exceptions, potentially leading to the gradual erosion of our neighborhood’s residential character. The proposed building’s size and commercial components are incompatible with the existing single-family homes that define our community.

The Planning Commission's consideration of this project has raised similar concerns among many residents. The potential for increased traffic congestion, parking challenges, and the strain on local infrastructure are issues that cannot be overlooked. Additionally, the presence of commercial establishments, particularly those that may operate late into the evening, poses safety and security concerns for families living nearby.

We urge you to consider the voices of your constituents and the long-term implications of approving this Special Use Permit. Preserving the integrity and tranquility of our residential neighborhood should take precedence over developments that may compromise these values. We respectfully request that you oppose the SUP for 7100 Jahnke Road and support the continued well-being of our community.

Thank you for your attention to this matter and for your ongoing dedication to representing the interests of our community.

Sincerely,

Sonia Larson & Valerie Warren

Westover Gardens Blvd

## Oliver, Alyson E. - PDR

---

**From:** Catherine Hines <chines3450@gmail.com>  
**Sent:** Saturday, March 29, 2025 2:33 PM  
**Subject:** Follow Up: Marwar Enterprises: Proposed Development for 7100 Jahnke Rd

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<<https://aka.ms/LearnAboutSenderIdentification>>

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To Whom It May Concern,

My previous email/letter was written as a response to a letter placed in my mailbox about the development of the land located at 7100 Janke Rd. The letter stated that this development would be at the entrance to my community. Upon further research, I learned that this property is located around 2 miles from the entrance to Crestwood Farms across from Chippenham Hospital. Definitely NOT at the entrance to my community!

This location's impact on my specific neighborhood would not be as serious as implied in the anonymous letter I received or in my previous letter to you.

I feel that whoever generated the letter that was placed in my mailbox was dishonest and deceptive to me, my family, and neighbors.

While the development would impact the area around Chippenham Hospital and possibly increase traffic on Jahnke Road, I am doubtful it would impact my neighborhood in the ways I was led to believe.

I apologize for taking up your time with my previous letter. I respectfully withdraw the intense objection that I had expressed in my previous email and leave the decision as to whether or not to approve the development to your discretion.

I also urge you to investigate the source of the letters placed in the mailboxes of the residents of Crestwood Farms as they were deceptively misleading.

Sincerely,

Catherine Hines  
8301 Avignon Dr  
North Chesterfield, VA  
23235

On Sat, Mar 29, 2025, 6:44 AM Catherine Hines <chines3450@gmail.com <<mailto:chines3450@gmail.com>> > wrote:

To Whom It May Concern,

As a nearly 32 year resident of Crestwood Farms, I strongly oppose the proposal by Marwa Enterprises to build a 14 unit apartment building and undefined retail/restaurant at 7100 Jahnke Rd, the entrance to my neighborhood.

My neighborhood, Crestwood Farms, is a quiet neighborhood of single family homes all situated on wooded lots of one acre or more. The narrow tree lined streets meander throughout and provide a country living atmosphere within a short distance to downtown Richmond. We have a wonderful elementary school located within our neighborhood that serves our community as well as those surrounding us. Built in the early 1950s Crestwood Farms has attracted families from both Chesterfield County and Richmond City who seek to provide a safe, walkable neighborhood for its residents which include young families with children and older retired persons such as myself.

A proposal such as Marwa's would seriously and negatively impact our peaceful serene environment. Those negative impacts could include traffic and spillover parking that would cause accessibility issues for residents, school buses, visitors, etc to Crestwood Farms. We already have difficulty exiting our neighborhood at certain peak traffic times and this development would only increase that difficulty.

A 14 unit apartment bulding as proposed by Marwar Enterprises and additional small businesses which Marwar has said they would lease increases the risks of transients, porch-bandits, car break-ins, traffic speeding through our neighborhood, etc. We have seen this happen in other neighborhoods when this type of building is permitted in single family residential neighborhoods. Furthermore, as this development would increase the aforementioned risks it would most likely lower our property values.

In short, I strongly oppose the current development proposed by Marwar Enterprises and would hope that they would negotiate with neighborhood residents and/or explore the appropriate alternatives that have been offered.

If you are not already familiar with Crestwood Farms, I invite you to drive our neighborhood, enjoy our small lake area, visit our elementary school and assess for yourself the appropriateness and impacts a construction proposal such as Marwar Enterprises' would have on a neighborhood such as mine.

Sincerely,

Catherine Hines  
8301 Avignon Dr.  
North Chesterfield, VA  
23235

## Oliver, Alyson E. - PDR

---

**From:** Alan Ireland <alanireland.me@gmail.com>  
**Sent:** Sunday, March 30, 2025 7:54 AM  
**To:** PDR Land Use Admin; Vonck, Kevin J. - PDR; Abubaker, Sarah M. - City Council  
**Subject:** 7100 Jahnke Road Special Use Permit

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

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Hello,

I am a resident of north chesterfield and I am AGAINST the allowance of a special use permit to build a 3-story apartment building at 7100 jahnke road.

Richmond has a long history of improper use of zoning and not enforcing creation of proper installation of streetlights, parking allowances, and traffic considerations when adding new housing. Richmond does not do a good job of accommodating more cars into traffic patterns when adding new housing, as seen in Scott's addition and shockoe bottom. Anyone driving in those areas around rush hour understands that Richmond allows buildings to be built, but then does nothing to consider the already present residents.

Please vote NO on this special permit. It will create unnecessary traffic and inconvenience the residents of this area. Make them find somewhere else to build, please.

With gratitude,

Alan Ireland



## Oliver, Alyson E. - PDR

---

**From:** William Fleming <westovergardens.civic@gmail.com>  
**Sent:** Sunday, March 30, 2025 1:03 PM  
**To:** PDR Land Use Admin; 4thdistrict@sarahabvbaker.com  
**Subject:** 7100 Jahnke Permit for Rezoning

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Westover Gardens Civic Association

3/30/2025

City Council Member Sarah Abubaker  
Planning Commission

Subject: Opposition to Rezoning Application for 7100 Jahnke Rd

Dear Council Member Abubaker and Members of the Planning Commission,

On behalf of the residents of Westover Gardens and the surrounding neighborhoods, the Westover Gardens Civic Association strongly opposes the application to rezone 7001 Jahnke Rd for the purpose of allowing a vape shop, gas station, and temporary housing facility.

Our opposition is rooted in serious concerns about the safety, well-being, and overall quality of life in our community. The proposed development raises multiple issues, including:

1. **Safety Concerns** – The introduction of a gas station and vape shop in close proximity to residential areas poses potential safety risks, including increased crime, loitering, and late-night disturbances. This will negatively impact the peace and security of our neighborhood.
2. **Trash and Environmental Impact** – Similar establishments often contribute to increased littering, improper waste disposal, and pollution, which would degrade the aesthetics and cleanliness of our community.
3. **Sale of Drug Paraphernalia, Tobacco, and Alcohol Products** – The applicant may claim that these items will not be sold at this location, but based on patterns at his other businesses, we have no assurance that such products will not be introduced once the zoning change is granted. Without regulatory mechanisms to enforce restrictions, the community would be left vulnerable to potential violations.

4. Community Character and Suitability – A gas station and vape shop do not align with the character of our neighborhood. Instead, we would welcome a development more in tune with the existing environment, such as a one-story office building, which would bring economic benefit without compromising safety and community standards.

We urge the Planning Commission and City Council to prioritize the concerns of the residents who will be directly impacted by this rezoning request. The proposed changes do not align with the needs or desires of our community and would pose unnecessary risks.

Thank you for your time and consideration. We request that you deny the rezoning application for 7001 Jahnke Rd and support a more suitable development that benefits our neighborhood.

Sincerely,  
Wm Fleming M.D.

President Westover Gardens Civic Association, 804-366-4144

Robyn Parsons

Vice President Westover Gardens Civic Association 804-337-6943

## Oliver, Alyson E. - PDR

---

**From:** Charles Myers <cem299@gmail.com>  
**Sent:** Friday, March 28, 2025 3:11 PM  
**To:** PDR Land Use Admin; Abubaker, Sarah M. - City Council  
**Subject:** Charles and Jo Ann Myers

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To [PDRLandUseAdmin@rva.gov](mailto:PDRLandUseAdmin@rva.gov)

To [Sarah.abubaker@rva.gov](mailto:Sarah.abubaker@rva.gov)

**3-28-2025 re ORD 2024-312 (7100 Jahnke Road)**

**Sixteen Reasons not to approve** ORD 2024-312 (7100 Jahnke Road)

1. The land at 7100 Jahnke Road is on the North side of Jahnke Road, which is predominantly occupied by established single family houses on Hioaks Road, Old Jahnke Road, Castleton Road, and Westover Gardens Boulevard. Condominiums are located on Boulders Creek Road. In one small area on Hioaks Road, there are offices for a dentist, a pediatrician, and for pain management. This is a quiet, daytime-only office area that preserves the quiet residential nature of the overall area.
2. There is no retail of any kind in the areas above. The land at 7100 is R-1 for a reason. It is the entrance property to the North side R-1 residential area.
3. A 3-story building at 7100 would be unsightly and incongruous with the R-1 area.
4. Placing fourteen apartments with some short term rentals **plus** retail sales (of any kind, including a restaurant), **plus** the necessary parking for all of that is realistically too much for the 0.47 acre lot.
5. Parking for the proposed project would likely spill out onto Jahnke Road **and or** Old Jahnke Road **and or** into the parking area of the dentist, pediatrician, and pain management offices.
6. Littering is a city-wide blemish that occurs often around retail sales sites. In this case, the proposed retail activities would happen just feet from the entrance to Powhite Park, the City's most natural park. The proposed project likely would add litter to the park.
7. The R-1 areas around 7100 are peaceful walking and bicycling areas for children and adult residents (often with pets). Old Jahnke Road and Hioaks Road are routinely used by school buses picking up and dropping off students. Increased traffic for the proposed project would endanger those residents.
8. Retail sale of alcohol and addictive substances (including paraphernalia) to adults at the site would send a message to children that, "This is acceptable behavior," which is not a message that the City should be fostering in any area, especially not in a residential area.
9. Increasing traffic on the residential streets and particularly around the Hioaks/ Jahnke Road intersection would add to dangers already there for both drivers and pedestrians. Several stop lights are crowded close together there, leading some drivers to speed up to get through the group of lights. One of the current

crosswalks marked at the intersection begins and ends at places where there is no sidewalk. The proposed project would increase hazards at the intersection.

10. Any promised proportion of long term renters and short term renters at the project would be impossible to monitor and enforce.

11. The entire node at the junction of Jahnke Road and Chippenham Parkway is served abundantly by a mixed - use, retail center just seconds of driving time from the 7100 address. (See the Master Plan map showing the "Micro Node" at page 266.) Therefore, adding more retail at 7100 would be unnecessarily redundant - - in violation of one of the City's Master Plan principles.

12. Recently, the City has substantially increased residential density in the node, and more construction is coming. Yet, as of this date, there are 200 vacant finished and available apartments in the node. Hence, in addition to the reasons listed above, adding 14 more apartments in the 7100 R-1 neighborhood is unnecessary.

13. In the several Planning Commission meetings to date, no evidence has been heard that the Commission has sought or received advice from the City's traffic or housing offices or advice from the city's police (or from similar offices in nearby counties) about the potential negative impacts of the project on the City, especially in light of changes coming as a result of the City's "increased density" goals. We believe that no heads of those offices have attended the meetings to offer advice or perspectives.

14. Many residents in our neighborhood get up very early to go to work or to transport children to schools. Retail of any kind (including a restaurant) open until ten or eleven at night would be disruptive to the neighborhood, as would early or late delivery vehicles for retail supplies.

15. There has been an increasing level of crime near our neighborhood. Near Brown School there was a daytime murder and several shootings. In the past year, along Old Jahnke Road, there have been mail thefts and several home break-ins. There were two recent attempted break-ins in Westover Gardens and one break-in on Hioaks Road. These are just the ones we know about. Retail can act as a draw to more crime.

16. We have consistently said "NO" to retail at 7100 for almost three years.

Charles and Jo Ann Myers  
6832 Westcott Drive  
Richmond VA 23223

## Oliver, Alyson E. - PDR

---

**From:** Missy Olds <missy@missyolds.com>  
**Sent:** Sunday, March 30, 2025 10:28 PM  
**To:** PDR Land Use Admin  
**Subject:** 7100 Jahnke Rd proposed business

You don't often get email from missy@missyolds.com. [Learn why this is important](#)

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I am writing today to state my opposition to the proposed development on the corner of Hioaks and Jahnke Rd. I am a 20+ year resident of the Westover Gardens neighborhood. My neighborhood is walking distance, (the entrance at the other end of Old Jahnke Rd from the Canterbury Hills neighborhood) to the proposed business location. The reasons for my opposition are as follows:..

1. This location is at the entrance of the Canterbury Hills residential neighborhood.
2. There are 4 schools within a mile of this convenience store location: Crestwood Elementary (.93 miles) Miles Jones Elementary (.98 miles) Lucille Brown Middle (.67 miles) and Elijah House Academy (.37 miles) There is a children's bus stop on Hioaks Rd near where this business is proposed to be located.
3. There are already 5 convenience stores within a mile of the proposed location: Mid Atlantic Convenience Store (.68 miles), Uppy's Convenience Store (.68 miles), 7-eleven (.79 miles), Sunoco with a convenience store (.7 miles), Shell with convenience store (.6 miles).
4. The "mixed use" description of the proposed business is too vague. (We don't need another smoke shop. There is already a vape and smoke shop across from the Shell station on Jahnke as referenced above).
5. Short term rentals to folks without background checks and transient occupants will leave our community vulnerable to unforeseen events.
6. The proposed business will be built on a 1/4-acre lot with 9 -14 apartments. The sheer density on such a small lot is problematic for parking, traffic and trash disposal.
7. Our communities are walking, and family communities. The value of our properties and their continued appreciation depends on the safety of our streets and our resident's safety.

What I would like to see is a single level professional building. Put yourself in our shoes. If you lived here what would you like to see?

Thank you for your consideration.

Missy Olds  
Principal Broker / Partner  
Olds Estates and Properties, LLC  
Licensed VA Realtors  
7840 Forest Hill Ave Suite E  
Richmond, VA 23225  
[804-564-9690 x 1001](tel:804-564-9690)

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## Oliver, Alyson E. - PDR

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**From:** Katie McCall <katie@katiemccall.com>  
**Sent:** Sunday, March 30, 2025 8:16 PM  
**To:** Vonck, Kevin J. - PDR; Sawyer, Michael B. - DPW  
**Cc:** Abubaker, Sarah M. - City Council; PDR Land Use Admin; Dale.Totten@VDOT.Virginia.gov; Neil.Zahradka@DEQ.VA.gov  
**Subject:** RE: 7100 Jahnke Road SUP

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Mr Vonck:

Our 4th district Councilmember, The Honorable Sarah Abubaker, made time to discuss this SUP issue with me personally, and one takeaway was that as laymen, we have approached this proposed development as concerned (even alarmed) citizens, but not as city planners. Doing my due diligence, I spoke with both a land use planner and an engineer with experience building roads and bridges. This letter to you is a combination of their expertise on behalf of our neighborhoods.

Please receive this letter as a formal Request for Information which will be referred to as an RFI. This RFI is in regards to the proposal before the City's zoning commission to grant a Special Use Permit to Redwan A. Saif, Marwa Enterprises, LLC and Developer for his property located at 7100 Jahnke Road, Richmond, VA 23225.

1. Please provide the required Traffic Impact Study that will give assurances that the proposed use of this property will not impose unreasonable impacts on local citizens as well as the general public, including the Level 1 Trauma Center directly across the street.
2. Please provide the required Environmental Impact Study along with the means and methods for potential storm water management. As a note, we understand that the proposed development will be placed on less than half an acre of what is currently a well-established forested and environmentally sensitive area. Also an area where the City of Richmond and Chesterfield water lines meet. The size of the lot does not appear sufficient to place water retention basins or other mitigation devices for storm water runoff.

We are certain that you are well aware of the necessity of the above listed documents. These are well-defined written requirements in the City of Richmond's and the Virginia Department of Transportation's regulations. We feel certain that you know that these regulations are in place for the protection of our citizens and that we concerned citizens have as our right and our duty to be assured that these regulations are followed in every situation.

We, in this case, are defined by a group of ethnically, socially, professionally and multi-generationally diverse citizens who reside adjacent to or in the near vicinity of this proposed development. We have a petition with more than one hundred signatures opposing this development, which is available upon request. We would expect for you to represent us in keeping with your responsibility to the law and your constituency.

Respectfully,  
Katie McCall

Katie McCall, CHt



804-218-1046

[www.HealingSpiritRVA.com](http://www.HealingSpiritRVA.com)

Click [here](#) for latest Newsletter

On 03/27/2025 9:06 AM EDT Vonck, Kevin J. - PDR <kevin.vonck@rva.gov> wrote:

I am looping in City Transportation Engineer Mike Sawyer on your request.

Even though there is not a formal traffic impact study for this location, our colleagues in DPW review SUPs and recommend conditions to mitigate negative externalities and ensure safety.

\\ kjv



DEPARTMENT OF  
**PLANNING AND  
DEVELOPMENT  
REVIEW**

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:** Katie McCall <katie@katiemccall.com>

**Sent:** Thursday, March 27, 2025 8:19 AM

**To:** Vonck, Kevin J. - PDR <Kevin.Vonck@rva.gov>

**Cc:** Abubaker, Sarah M. - City Council <Sarah.Abubaker@rva.gov>

**Subject:** RE: 7100 Jahnke Road SUP...

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

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Mr. Vonck,

Thank you for getting back to me on this so quickly. Short of this, do you have data on accidents, including fatalities, on this stretch of Jahnke Road?

If not, do you know where I can acquire this data?

Appreciate your assistance,

Katie

Katie McCall, CHt

804-218-1046

[www.HealingSpiritRVA.com](http://www.HealingSpiritRVA.com)

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Even after All this time. The Sun never says to the Earth, "You owe me."  
Look what happens. With a love like that, it lights the whole sky. ~Hafiz

On 03/27/2025 6:51 AM EDT Vonck, Kevin J. - PDR <[kevin.vonck@rva.gov](mailto:kevin.vonck@rva.gov)> wrote:

Thank you for reaching out to us. The City did not require (or request) a traffic impact study given the minimal scale and impact of this proposal.

\\ kjv



DEPARTMENT OF  
**PLANNING AND  
DEVELOPMENT  
REVIEW**

Kevin J. Vonck, Ph.D.

Director

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(e) [kevin.vonck@rva.gov](mailto:kevin.vonck@rva.gov)

(w) [rva.gov/planning-development-review](http://rva.gov/planning-development-review)

(m) 900 E. Broad St., Room 511, Richmond, Va. 23219-1907

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**From:** Katie McCall <[katie@katiemccall.com](mailto:katie@katiemccall.com)>  
**Sent:** Tuesday, March 25, 2025 9:03 PM  
**To:** Vonck, Kevin J. - PDR <[Kevin.Vonck@rva.gov](mailto:Kevin.Vonck@rva.gov)>  
**Cc:** Abubaker, Sarah M. - City Council <[Sarah.Abubaker@rva.gov](mailto:Sarah.Abubaker@rva.gov)>  
**Subject:** 7100 Jahnke Road SUP...

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Good morning Mr. Vonck,

I'm writing on behalf of Boulder Parke and the other neighborhoods off Jahnke Road, to request a copy of the **Traffic Impact Study** that was done in conjunction with the SUP request for the 7100 Jahnke Road project.

We'd appreciate having that to review, prior to the April 1st Planning Commission meeting.

Thanks for your time,

Katie M.

Katie McCall, CHt

804-218-1046

[www.HealingSpiritRVA.com](http://www.HealingSpiritRVA.com)

Click [here](#) for latest Newsletter

Even after All this time. The Sun never says to the Earth, "You owe me."  
Look what happens. With a love like that, it lights the whole sky. ~Hafiz

## Oliver, Alyson E. - PDR

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**From:** Alan Ireland <alanireland.me@gmail.com>  
**Sent:** Sunday, March 30, 2025 7:54 AM  
**To:** PDR Land Use Admin; Vonck, Kevin J. - PDR; Abubaker, Sarah M. - City Council  
**Subject:** 7100 Jahnke Road Special Use Permit

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

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Hello,

I am a resident of north chesterfield and I am AGAINST the allowance of a special use permit to build a 3-story apartment building at 7100 jahnke road.

Richmond has a long history of improper use of zoning and not enforcing creation of proper installation of streetlights, parking allowances, and traffic considerations when adding new housing. Richmond does not do a good job of accommodating more cars into traffic patterns when adding new housing, as seen in Scott's addition and shockoe bottom. Anyone driving in those areas around rush hour understands that Richmond allows buildings to be built, but then does nothing to consider the already present residents.

Please vote NO on this special permit. It will create unnecessary traffic and inconvenience the residents of this area. Make them find somewhere else to build, please.

With gratitude,

Alan Ireland

## Oliver, Alyson E. - PDR

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**From:** Vonck, Kevin J. - PDR  
**Sent:** Friday, March 28, 2025 10:36 AM  
**To:** Oliver, Alyson E. - PDR  
**Subject:** FW: Opposition to proposed development at 7100 Jahnke Road

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**From:** Mark Lindamood <drumsticksusa@gmail.com>  
**Sent:** Friday, March 28, 2025 9:54 AM  
**To:** Abubaker, Sarah M. - City Council <Sarah.Abubaker@rva.gov>; Brown, Jonathan W. - PDR <Jonathan.Brown@rva.gov>; Vonck, Kevin J. - PDR <Kevin.Vonck@rva.gov>; Siverd, Jr, Timmy M. - City Council <Timmy.Siverd@rva.gov>  
**Cc:** Barabbas Rowland <barabbasr@hotmail.com>; Jo Ann M <rps4jm@gmail.com>  
**Subject:** Opposition to proposed development at 7100 Jahnke Road

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

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I live on Westover Gardens Boulevard, and I am opposed to any further commercial development on lower Jahnke Road.

Recently, Mr. Barabbas Rowland emailed the planning commission **opposing the proposed development at 7100 Jahnke Road**. To reiterate Mr. Rowland's point about increased traffic at the "double stoplights" near Chippenham Hospital, i.e.:

"traffic potentially created at the intersection of Hioaks and Jahnke Roads, will directly affect, in a negative way, the ability of Chippenham Hospital's Emergency response / Ambulatory services"

. . . I can testify that on the afternoon March 26, 2025, I was caught between the two red lights near the hospital with an emergency vehicle behind me -- lights and siren activated -- that had come down from Chippenham Parkway from the Midlothian direction, needing to turn right onto either the trauma center access road or Hioaks. The ambulance was halted by the traffic stopped at both lights. **Cars on Jahnke Road had been caught in the intersection of Jahnke and the trauma center road, thereby stacking the traffic from the Hioaks stoplight all the way down to the Chippenham Parkway exit ramp.** Drivers ahead of me either did not know what to do, or they did not hear the ambulance further back. The ambulance was unable to move until the Hioaks red light went green and the entire traffic column could move forward.

I spoke previously at a planning meeting on this particular proposal for development. One of the planning commissioners said that he was in favor of increased traffic on Jahnke Road because it



would "actually make things safer" by slowing traffic down. **The traffic certainly slowed the emergency vehicle getting to the hospital, of that I am certain; the ambulance was delayed because of traffic that failed to move because of stacking between the stoplights.**

Please consider that this "traffic stack" problem was caused by *existing* traffic. **I believe that the developer wants to "develop" this questionable 7100 site *specifically to draw even more traffic down from Chippenham to stop at a convenience store.*** New facilities of any type that will draw additional traffic down from Chippenham Parkway into the critical area between the two red lights will exacerbate the problem.

Thank you for allowing me to reiterate Mr. Rowland's remarks. My own personal concerns go to a different viewpoint altogether, to wit:

At the same planning commission meeting where I spoke, another member of the commission expressed **sincere regret for having previously voted for approval of a gasoline station to be built on Jahnke Road near the post office.** That facility will apparently have a "convenience store" of some kind. Already lower Jahnke Road has two gasoline stations, a 7-11, and two "vape" stores very near Lucille Brown middle school at Blakemore Road. The nearby plaza has dollar stores and what I think is a "nightclub" of questionable repute.

I was heartened to hear that at least one planning commission member had second thoughts about the addition of yet another gas station about four-tenths of a mile from two others. **But I am puzzled that the Richmond Planning Commission as a whole seems to think that ever more low-end retail development is suitable for this already retail- and housing-congested area.**

Some of you may be aware that the Richmond Police have a semi-permanent surveillance camera in the Food Lion parking lot. **The surveillance camera makes it clear that Richmond City already knows that the area has a crime problem.** For the Planning Commission to take further actions for particular kinds of commercial development in this corridor, **when problems are already known to the city,** looks like the left hand does not know what the right hand is doing.

Or, in the alternative, it might simply be that the Planning Commission does not care about the safety, happiness, and well-being of people living in these particular neighborhoods. **It is true that the Jahnke Road corridor is not Windsor Farms, but does the Richmond Planning Commission feel that the worst aspects of commercial development can continually be stacked into neighborhoods like ours?** Doing so seems like a matter of wealth discrimination.

It seems to me that Richmond has a choice to make on what kind of city it really wants to be.

**Richmond Has A Choice To Make**

“Convenience store,” but thus for whom?  
Whose lives do these make easy?  
The owner pads a bank account;  
the neighborhood gets cheesy.

Addiction-peddling businesses  
are nothing but a curse.  
They sell the things that quickly sell,  
while neighborhoods grow worse.

Knick-knackery, gimcrackery,  
vapes and beer and cokes.  
Salty snacks and Cracker Jacks,  
alcohol and smokes.

“Games” to take a dollar from  
the ones who cannot spare it:  
the very ones most preyed upon  
by those who would not share it.

You’ll not see this near Windsor Farms,  
on that you can rely.  
The other neighborhoods are poor,  
so let *those* places die.

Richmond has a choice to make  
on what it wants to be:  
a shining city on a hill,  
or pit of misery.

Thank you for your consideration of my concerns.  
Sincerely,  
Mark Lindamood  
1224 Westover Gardens Blvd., Richmond

## Oliver, Alyson E. - PDR

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**From:** Vonck, Kevin J. - PDR  
**Sent:** Friday, March 28, 2025 10:36 AM  
**To:** Oliver, Alyson E. - PDR  
**Subject:** FW: "NO" to Special Use Permit for 7100 Jahnke Rd

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**From:** Barabbas Rowland <barabbasr@hotmail.com>  
**Sent:** Thursday, March 27, 2025 5:23 PM  
**To:** Abubaker, Sarah M. - City Council <Sarah.Abubaker@rva.gov>; Siverd, Jr, Timmy M. - City Council <Timmy.Siverd@rva.gov>; johnathan.brown@richmondgov.com; pdrlanduseadmin@rva.com; Vonck, Kevin J. - PDR <Kevin.Vonck@rva.gov>  
**Subject:** "NO" to Special Use Permit for 7100 Jahnke Rd

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

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To whom it may concern,

I am writing today to express my concerns and disapproval of the proposed plan of the related project is focused on the following location:

- 7100 Jahnke Road (Hioaks Rd and Jahnke Rd intersection NW)

This project also requires a Special Use Permit

Below are the issues I can see as well as those brought up in conversations with other homeowners or residents of the area.

As a homeowner on Old Jahnke Rd, whose home is approximately 100 yards away from the proposed location, I am writing today to express my concerns and disapproval of the proposed plan submitted (outlined above).

The reason for my disapproval is the lack of foresight and consideration for said neighborhood. Of which, most homes in this neighborhood are primary residence, single family homes.

### **Issues with "neighborhood appeal":**

#### **The proposal states:**

*"When complete, the proposed building, which has been designed by a local architect, would be three stories in height, include a ground floor commercial space and 13 dwelling units. The housing units would be utilized for short-term rental units..."*

***Most homes are situated on ¼ - 5 acre lots with off street / garage parking. Most of these families have chosen this location because of its peaceful and delicate “neighborhood appeal”.*** The installation of short-term housing, under the “special use permit” and the addition of what would eventually become the equivalent of a 7/11, or worse, would directly and ***negatively affect this “neighborhood appeal” and the families*** who sought out such.

There are also ***no buildings in the area more than 2 stories tall***, with the exception of the hospital.

### **Issues with Traffic:**

**The proposal states:**

*“mixed-use development with surface parking on the currently vacant Property. The site layout generally consists of a building fronting on Jahnke Road with a corner commercial space oriented toward Jahnke and Hioaks Roads and a surface parking area on the eastern portion of the Property accessed off Hioaks Road. The parking area will contain 25 off-street parking spaces and will be accessible by a new curb cut off Hioaks Road.”*

In addition to the negative effect these proposals would have on the “neighborhood appeal” ***these proposals would inherently cause unwarranted and avoidable traffic dangers along Jahnke and Old Jahnke Roads.*** Neither of which have sidewalks for pedestrian traffic.

Today, no one can walk safely down the northern side of Jahnke Rd between Westover Gardens Blvd and Hioaks and currently IF there is a need to cross at the intersection of Jahnke and Hioaks Roads, it is extremely dangerous.

In addition to the issues outlined above, the addition of traffic potentially created at the intersection of Hioaks and Jahnke Roads, ***will directly affect, in a negative way, the ability of Chippenham Hospital’s Emergency response / Ambulatory services.*** And I can only assume this, in conjunction with the pending traffic from the existing and already underway project on the south eastern corner, ***would also cause some traffic concerns and issues for the existing Medical Office*** located on the north eastern side of this same intersection.

In addition to the potential Jahnke Road and Hioaks Road traffic issues caused by this project it would have a similar, if not more ***intrusive impact on Old Jahnke Rd and all other surrounding streets.***

The street this parking area is designated to outlet into is a ***cul-de-sac and is not designed for traffic of this type and will certainly have a negative effect.***

Most, if not all of the ***connecting streets around this intersection are dead end streets or cul-de-sacs with no outlets.*** This means there is only one way into this proposed development and one way out. The ***alternative traffic pattern would force traffic down Old Jahnke Rd to the outlet of yet another cul-de sac on Westover Gardens Blvd. Thus generating a bottleneck of traffic on both Jahnke and Old Jahnke Roads.***

And again, as mentioned previously, none of the streets, roads or avenues mentioned in this scenario have pedestrian walkways or on-street parking. Thus seriously complicating the traffic and increasing the pedestrian dangers.

Today, there is already an issue with drivers avoiding 2 streetlights on Jahnke Road and speeding down Old Jahnke Rd between Westover Gardens Blvd and Hioaks Rd.

Their approach is as follows:

- Light at Westover Gardens Blvd turns RED
- Right hand turn on Westover Gardens Blvd and an immediate left on Old Jahnke Rd....
- Speed down Old Jahnke Rd and ....
- At the Stop sign on Old Jahnke Rd and Hioaks, make a left
- And...
- since we are a right turn on red state, turn right on Red light at Hioaks and Jahnke.

This pattern would become even worse with the addition of these projects to the proposed location. Not to mention what may occur with the additional store traffic. In short, disastrous for all parties.

**Issues with unwarranted personal engagements:**

**The proposal states:**

*“The commercial space is intended to be occupied with a small-scale commercial use that serves day-to-day convenience needs of neighborhood residents. The proposed commercial use would be limited in type and scale and would be intended to provide for the convenience of neighborhood residents within walking distance, to respect the primary residential character of the neighborhood. The proposed parking area will provide ample parking both for residents of the building and patrons of the commercial space.”*

This, in my opinion, is certainly not an accurate assessment. I say this because **there are many stores within walking distance to the East of said intersection**. Some of which are Food Lion, a “7/11”, 2 Gas Stations, a Chinese Food restaurant and many more.

As stated previously, the neighborhoods this proposal would affect are neighborhoods chosen by the residents to avoid the proposed commercial use establishments outlined in the proposal.

These neighborhoods are just outside of the southern tip of Powwhite Park and in most cases, the residents of these neighborhoods purposefully chose this neighborhood because of its tranquility and association to nature itself. Adding a ‘convenience store’ on the corner is certainly most would resist if they knew about the proposal.

**The neighborhood:**

Many people walk these streets as a daily routine for health and wellness reasons. ***The introduction of the proposed projects would reduce this tranquility to the point of eliminating the health and wellness benefits of the neighborhood and thus is not wanted by all those whom are aware of the situation and have, to date, signed the petition.***

I can assure you there are **more who also agreed that this is not what this neighborhood needs or wants**. However, many just aren’t aware of the situation yet. This is currently being rectified.

In closing, ***this letter is to serve as a plea to stop this ridiculous assumption that this project would be useful to our neighborhood as we, the people of this neighborhood, disagree.***

- ***The neighborhood would no longer be an appealing, tranquil place for those who sought it out.***
- ***The existing businesses would be impacted by the traffic generated by this proposal.***
- ***The Hospital may experience traffic issues which may also have life threatening effects.***
- ***Not to mention, each of the effected entities mentioned above would now have to potentially adjust for the negative interactions often associated with most convenient stores in this type of setting.***
- ***This is, in my opinion, a selfish means of making money without any consideration to the affect on the neighborhood.***

Thank you in advance for your efforts to assist in stopping this proposal from moving forward as this is not in the best interest of the neighborhood nor the community.

Respectfully,

B. A. Rowland

(804) 868 – 0093

Old Jahnke Rd resident

Disable Veteran

Taxpayer and Registered Voter.....

Barabbas A. Rowland (Bee)

804.868.0093

[barabbasr@hotmail.com](mailto:barabbasr@hotmail.com)



## Oliver, Alyson E. - PDR

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**From:** Concerned Citizen <northofjankeneighborhood@gmail.com>  
**Sent:** Monday, March 31, 2025 8:23 AM  
**To:** PDR Land Use Admin; Abubaker, Sarah M. - City Council; Oliver, Alyson E. - PDR; Siverd, Jr, Timmy M. - City Council  
**Cc:** Katie McCall; jaredriskill@gmail.com; Jo Ann M; cem299@gmail.com; Vonck, Kevin J. - PDR; Brown, Jonathan W. - PDR; Brian White; Burchell Pinnock; Robertson, Ellen F. - City Council; Rebecca Rowe; gretchen.rau@gmail.com  
**Subject:** Letter from concerned residents - Vote No on SUP for 7100 Jahnke Road (ORD-2024-312)  
**Attachments:** Out of Character Development at 7100 Jahnke Rd.pdf

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

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**To** Planning Commissioners, 4th Dist Councilmember XfwfmFgzgfpjw and the City Planning Dept

**Regarding** SUP for 7100 Jahnke Road (ORD-2024-312)

Attached is a letter from the impacted residents, requesting to keep the existing R1 zoning on on 7100 Jahnke Rd and denying the SUP request, to uphold our communities integrity

The 144 signatures were collected in less than 96 hours, and they continue to roll in. The residents are unanimously against the proposed rezoning of a R1 residential lot into a 14unit apartment building + retail space. It's out of character for the neighborhood and introduces risks outlined in the letter.

Thank you for your time, and working to preserve what makes Richmond a great place to call home.

Once voice of many,  
Micah Circe  
6822 Westcott Dr



This petition has collected  
144 signatures  
using the online tools at [ipetitions.com](https://www.ipetitions.com)

Printed on 2025-03-31

# Out of Character Development at 7100 Jahnke Rd

## About this petition

The following letter and signatures will be submitted to the City Planning Commission:

To: the Planning Commission City of Richmond VA  
and to Sarah Abubaker , 4th District City Council

Re ORD-2024-312 (7100 Jahnke Road)

This is a communication from numerous residents of the Boulder Parke Townhomes, Hioaks Road, Old Jahnke Road, Castleton Road, and Westover Gardens communities that surround 7100 Jahnke Road on the North side of Jahnke Road.

Given two previous Planning Commission meetings about ORD 2024-312 (7100 Jahnke Road) and an upcoming meeting on April 1, 2025, it seems likely that the Commission is nearing a decision point about the SUP request, assuming it is not further modified. 7100 Jahnke Road is zoned R-1 and is a gateway to an extensive established residential community on the North side of Jahnke Road. In both oral comments and extensive written communications over several years, residents have consistently opposed approval of the SUP based on several aspects of the SUP:

- The land at 7100 Jahnke Road is about the size of a typical home lot in the surrounding residential area. Constructing a 3 story building containing 14 apartments (with some short-term rentals) and corresponding parking would be grossly out of character for the established R-1 residential area.
- Allowing retail sales of any kind, including any restaurant, at the site would be out of character with the R-1 residential area. Further, the potential sale of nuisance items, including addictive substances, would create explicit dangers to the residents and children in the area.
- As proposed, the SUP project would add to traffic burdens and safety in the Jahnke Road/ Hioaks Road area. Substantial accident hazards and pedestrian hazards already exist there, including hazards to bus stops and the pickup and discharge of children by school buses. Further, if any traffic studies have been conducted that have not factored in the overall increasing density of the area, then the Commission lacks crucial information about traffic.
- Neither long-term nor short-term rentals at the site should be allowed. Further, short-term rentals in the same building with long-term rentals would inevitably lead to frictions (e.g., noise, in and out traffic at any hour, pets, parking disputes). Effective ongoing supervision of behaviors and enforcement of ratios of long-term to short-term renters would not be possible. As of March 26th, there are 200 apartment vacancies within a 1mile radius, indicating lack of demand. These new unit's are not needed.
- The Commission and the City Council have already approved a project at 7001 Jahnke Road to include a gas station, a retail/convenience store, and four dwelling units on the South side of Jahnke Road, apparently finding that project acceptable near several multi-dwelling communities and consistent with the city's Master Plan.
- In contrast, the North side at 7100 Jahnke Road is a left over residential lot that would not maintain value over time as an apartment or for retail use. Again, it is a gateway into an established neighborhood with mostly owner-occupied individual residences.
- This stretch of Jahnke Road would not meet modern day site distance and access standards

(in plain language – so many stoplights and so much going on in such a short distance). This is not just a capacity issue for Jahnke Road. The intensive use as proposed for 7100 should not be placed in such a dangerously designed intersection.

- This project would bring harm to our community.
- Please do not approve this SUP as written.

Residents in the neighborhood of 7100 Jahnke Road have discussed alternative possible uses for the land that would fit the existing character of the North Side of Jahnke neighborhood include:

- Construct a single-family home on the property consistent with 7100's R-1 zoning. -or-
- Construct a one story office building conducting business during regular business hours requiring little parking - e.g., an employment agency, or an insurance office. -or-
- Use the land for something that will make a desirable contribution to the welfare and safety of the entire area. Examples: a small branch library, a police station or pocket park. Proactive pursuit of such uses would fulfill the Commission's PLANNING purpose rather than being consumed with just reacting to SUP requests.

## Signatures

1. Name: Brian ferrell on 2025-03-26 14:11:18  
Comments:  

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2. Name: Bonnie Lehem on 2025-03-26 14:33:09  
Comments: This is not a retail corridor. This project, especially the retail aspect, is completely inappropriate in this location.  

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3. Name: Gloria Taylor on 2025-03-26 14:47:29  
Comments: I am opposed to this development.  

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4. Name: Adam Johnston on 2025-03-26 14:53:57  
Comments: I am opposed to this development.  

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5. Name: Rachel Saakian on 2025-03-26 14:58:19  
Comments:  

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6. Name: Josephine Booker on 2025-03-26 15:01:33  
Comments:  

---
7. Name: Edye Fields on 2025-03-26 15:46:54  
Comments:  

---
8. Name: Mike Elliott on 2025-03-26 15:56:08  
Comments: The proposed SUP project is inconsistent with the R-1 zoning and would add to more traffic congestion.  

---
9. Name: Karen Moody on 2025-03-26 21:07:22  
Comments:  

---
10. Name: SaQuayla J on 2025-03-27 14:43:49  
Comments:  

---
11. Name: Josh J on 2025-03-27 14:45:05  
Comments:  

---
12. Name: Terri Walker on 2025-03-27 16:59:35  
Comments: Please stop this. It is so unreasonable.  

---
13. Name: ABBY on 2025-03-27 17:22:51  
Comments: This is NOT an ok plan.  

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14. Name: Jan Caldwell on 2025-03-27 17:40:51  
Comments: This doesn't seem like good planning, being so close to a hospital.
- 
15. Name: Kaitlyn Crandall on 2025-03-27 19:18:01  
Comments:
- 
16. Name: Mary ann Huck on 2025-03-27 19:32:19  
Comments:
- 
17. Name: Joi Fischer on 2025-03-27 19:33:01  
Comments: Opposed for the obvious
- 
18. Name: Robert Burns-Pastor-Crestwood Presbyterian Churc on 2025-03-27 20:27:05  
Comments:
- 
19. Name: Cathy Fleming on 2025-03-27 20:33:04  
Comments:
- 
20. Name: Darcie Nelsen on 2025-03-27 20:34:04  
Comments:
- 
21. Name: Sue Carlton on 2025-03-27 20:37:12  
Comments: This project is beyond absurd. Stop it now!! We the People have spoken.
- 
22. Name: Alyssa Stout on 2025-03-27 20:50:04  
Comments:
- 
23. Name: William B King on 2025-03-27 21:13:55  
Comments: Really Bad Idea!! Don't we have enough already. Build it somewhere else.
- 
24. Name: Lucy A Watson on 2025-03-27 21:23:38  
Comments:
- 
25. Name: Daniel Jongleux on 2025-03-27 21:45:32  
Comments: This project is unnecessary and frankly unacceptable that it's even being considered.
- 
26. Name: Veda King Blanchard on 2025-03-27 21:56:45  
Comments: This is a completely inappropriate place for a development.
- 
27. Name: Kelly on 2025-03-27 22:15:48  
Comments: Absolutely ridiculous! As if you don't have enough congestion in that area



and then you want to bring in a disgusting trashy business, and yes that's all it's going to bring is trash!

- 
28. Name: Carmel Colon on 2025-03-27 22:20:27  
Comments: Definitively against the store in that location
- 
29. Name: Teresa OSullivan on 2025-03-27 22:30:46  
Comments:
- 
30. Name: Cynthia Lehan on 2025-03-27 22:39:51  
Comments:
- 
31. Name: Marilyn K Chernicky on 2025-03-27 22:50:49  
Comments:
- 
32. Name: Anita Floyd on 2025-03-27 23:05:27  
Comments: No more housing along Jahnke Road, especially near the hospital. The traffic is already congested with the chippenham exit lanes and it is a very busy intersection. Rethink the area.
- 
33. Name: richard rugani on 2025-03-27 23:42:37  
Comments:
- 
34. Name: Beverly Rugani on 2025-03-27 23:44:08  
Comments:
- 
35. Name: Sabet Stroman on 2025-03-27 23:57:55  
Comments: This does not fit here! When will the mindless development stop!!
- 
36. Name: ashley nelson on 2025-03-28 00:19:03  
Comments:
- 
37. Name: Leah Duncan on 2025-03-28 00:35:33  
Comments: I do not live in the area, but travel it. I agree with the residents, for I see too many mixed use buildings in my neighborhood.
- 
38. Name: spring Ayers Rowland on 2025-03-28 00:37:00  
Comments:
- 
39. Name: Louise Rutledge on 2025-03-28 00:40:08  
Comments: I agree with this petition.....the last thing we need is an extra source of traffic and people near entrance and exit areas.
-

40. Name: Caryl Burtner on 2025-03-28 00:54:51  
Comments:
- 
41. Name: Pamela A Miller on 2025-03-28 01:00:38  
Comments:
- 
42. Name: ELNORA ALLEN on 2025-03-28 01:16:37  
Comments:
- 
43. Name: Keri Wormald on 2025-03-28 01:41:33  
Comments: My friend spent 11 minutes at the Jahnke Rd. exit (traveling South) at 4:39 pm yesterday. It's not a long ramp either! Imagine if your loved one were in an ambulance trying to access the emergency room. Horrifying. And the City did NO traffic study on this area. Planning Commissioner Vonck has confirmed this! This SUP must be profiting someONE or some PEOPLE because if they were using common sense, all of the commissioners be siding with us. As it is, we've convinced a few. Their support gives us hope. Show up on April 1st.
- 
44. Name: Leslie Rubio on 2025-03-28 01:52:43  
Comments:
- 
45. Name: Cheyenne McCutchan on 2025-03-28 03:01:52  
Comments:
- 
46. Name: Francee Schuma on 2025-03-28 03:24:19  
Comments:
- 
47. Name: Rosa Robinson on 2025-03-28 03:43:09  
Comments: Do not approve
- 
48. Name: Jennie Choi on 2025-03-28 06:27:51  
Comments:
- 
49. Name: Emilia Sparatta on 2025-03-28 08:02:40  
Comments:
- 
50. Name: Deanna Spivey on 2025-03-28 08:29:14  
Comments:
- 
51. Name: Christine Carroll on 2025-03-28 11:05:08  
Comments:
- 
52. Name: Bryan Strayer on 2025-03-28 11:20:52

Comments: This area is already is congested with too many intersections in a very short distance. Putting in this new development take the existing problems from Bad to Worse.

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53. Name: David Reid on 2025-03-28 12:31:06  
Comments:

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54. Name: Mark Mendenhall on 2025-03-28 12:36:26  
Comments: Please help maintain the integrity of our neighborhood.

---

55. Name: Melissa Burgess on 2025-03-28 12:38:30  
Comments:

---

56. Name: Jackson Meek on 2025-03-28 12:48:33  
Comments:

---

57. Name: Elizabeth Mallon on 2025-03-28 12:54:14  
Comments:

---

58. Name: Belinda Early on 2025-03-28 12:56:22  
Comments: Please don't approve this SUP!!

---

59. Name: Susan J Scott on 2025-03-28 13:00:37  
Comments:

---

60. Name: Michael Martin on 2025-03-28 13:05:54  
Comments:

---

61. Name: Grace Simpson on 2025-03-28 13:06:20  
Comments: The traffic is already too congested for a hospital route! There's much better spots in the area that won't block critical travel.

---

62. Name: Lelia Pendleton on 2025-03-28 13:10:18  
Comments: This is already an extremely busy intersection as it is. Adding to the density isn't safe nor supportive of the existing neighborhood.

---

63. Name: Sheree Dean on 2025-03-28 13:45:12  
Comments: Unsuitable for the location. Please do NOT approve this

---

64. Name: Michelle Kapa on 2025-03-28 13:45:25  
Comments: I fully agree with the statements in this petition.

---

65. Name: Brenda Whitener on 2025-03-28 13:54:25  
Comments: Stop approving SUP's that do not fit neighborhoods! People live there.
- 
66. Name: Mary Martin on 2025-03-28 13:57:44  
Comments:
- 
67. Name: James Stewart on 2025-03-28 14:00:34  
Comments:
- 
68. Name: Sherrill Simmons on 2025-03-28 14:06:12  
Comments: I fully agree with the statements in this petition. Please help maintain the integrity of our neighborhood.
- 
69. Name: Rala L Heinen on 2025-03-28 14:39:43  
Comments: Not appropriate nor wanted by the residents of this area. NO!
- 
70. Name: Margo Maier on 2025-03-28 14:53:26  
Comments:
- 
71. Name: Andrea Sharp on 2025-03-28 15:14:29  
Comments:
- 
72. Name: Rhenda Armetta on 2025-03-28 15:44:00  
Comments:
- 
73. Name: Autumn Emanuel on 2025-03-28 16:00:15  
Comments: Lived in the neighborhood for over 40 years. This proposed development is not a good idea for several reasons but thus the city has chosen to ignore its constituents. I'm tired of stating the reasons over and over again. Instead I'll continue to make my voice heard at the polls.
- 
74. Name: Brian Law on 2025-03-28 16:27:27  
Comments: Unsuitable for the location. Please do NOT approve this
- 
75. Name: Jacque Midbon on 2025-03-28 16:29:49  
Comments:
- 
76. Name: Micah Circe on 2025-03-28 16:44:09  
Comments: This development is entirely out of character for the North Side of Jahnke at the entrance to a residential neighborhood.  
The apartments are redundant based on nearby apt vacancies, the the commercial space is dangerously located at a school bus stop and across the street from a SUP for commercial & retail development.  
The proper place for these types of developments are on the South side of Jahnke, near

similar buildings.

---

77. Name: Charles Myers on 2025-03-28 16:46:00  
Comments:

---

78. Name: Jo Ann Myers on 2025-03-28 16:52:23  
Comments: City of Richmond, we are speaking loud and clear. Please listen.

---

79. Name: Henry Barbour on 2025-03-28 17:06:21  
Comments:

---

80. Name: Katie Barbour on 2025-03-28 17:08:47  
Comments:

---

81. Name: Kathryn on 2025-03-28 17:46:52  
Comments:

---

82. Name: Christopher Price on 2025-03-28 17:52:14  
Comments:

---

83. Name: Denis Borum on 2025-03-28 18:10:45  
Comments:

---

84. Name: Karen Wormald on 2025-03-28 18:43:06  
Comments: Jeopardizing access to and from Chippenham Hospital must not be compromised by retail or any density of apartments directly across the street. There are already 2 closely placed stoplights and a highway entrance ramp right there. I travel this road and it's already dangerous without another traffic surge clogging that tight section.

---

85. Name: Susan Patton on 2025-03-28 19:10:27  
Comments:

---

86. Name: Sandra Vance on 2025-03-28 19:24:49  
Comments: Agree

---

87. Name: Heidi Batten on 2025-03-28 19:33:13  
Comments:

---

88. Name: Bill Rose on 2025-03-28 19:40:28  
Comments: Not good for this neighborhood.

---

89. Name: TOBY HAWLEY on 2025-03-28 20:22:09

Comments: There is sufficient housing already available. This will cause excessive traffic in an area that does not need additional congestion. Please deny the request.

---

90. Name: Karen Wittich on 2025-03-28 20:32:07  
Comments: The area is already dense with apartments and shouldn't have more. This would impact schools as well as usage of roads

---

91. Name: MARILYN S KIRKPATRICK on 2025-03-28 20:37:21  
Comments:

---

92. Name: Michelle sakael on 2025-03-28 21:09:02  
Comments:

---

93. Name: Deborah McFadden on 2025-03-28 21:14:49  
Comments:

---

94. Name: Mike Wood on 2025-03-28 22:22:45  
Comments: Too much traffic now

---

95. Name: Robert Green on 2025-03-28 22:36:24  
Comments:

---

96. Name: Elizabeth Roderick on 2025-03-28 22:47:32  
Comments:

---

97. Name: Tristan Greenland on 2025-03-29 01:07:26  
Comments:

---

98. Name: David Young on 2025-03-29 01:14:07  
Comments: Strongly agree that business of this would not serve in this community best interest. Respectfully vote No

---

99. Name: Catherine Roback on 2025-03-29 01:17:47  
Comments:

---

100. Name: Katie McCall on 2025-03-29 01:22:51  
Comments: This proposed SUP is completely incongruent with the Planning Commission's stated purpose in CHAPTER 30-ARTICLE I, Sec. 30-100. - Purpose. The purpose of this chapter is to adopt a comprehensive zoning plan designed to:  
(1) Lessen congestion in streets.  
See petition letter for details.

---

101. Name: Jesse McCoy on 2025-03-29 02:43:03



Comments:

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102. Name: Mary corbett on 2025-03-29 03:42:20  
Comments:

---

103. Name: Becky on 2025-03-29 03:53:53  
Comments: Please do not add a hazardous building to an area that BAS OVER  
CROWDED ROADS. READ THE NPETOTION FOR THE REASONS. THANK YOU

---

104. Name: Thomas Benton on 2025-03-29 11:07:49  
Comments: Please don't allow this to happen.

---

105. Name: Faye carlton on 2025-03-29 11:22:40  
Comments:

---

106. Name: Tom on 2025-03-29 12:01:55  
Comments:

---

107. Name: Eileen Connors on 2025-03-29 12:03:17  
Comments: Do Not build on this site. There is no good reason to do so.

---

108. Name: Thomas Stuart Bryant on 2025-03-29 15:25:55  
Comments:

---

109. Name: Jill Martin on 2025-03-29 16:19:29  
Comments: If I could vote, a pocket park or safe student transportation pick up/drop off  
spot would be most beneficial.

---

110. Name: Leon Watson on 2025-03-29 21:25:13  
Comments:

---

111. Name: krystyna grocholski on 2025-03-29 21:44:05  
Comments: I especially support the very logical argument promoting the use of the  
discussed land in such a way "that will make a desirable contribution to the welfare and  
safety of the entire area." A small branch library would be the wisest choice.

---

112. Name: Emily Faye on 2025-03-29 23:06:25  
Comments:

---

113. Name: Susan Hajdalenko on 2025-03-29 23:22:02  
Comments: Ridiculous idea. Creating dangerous traffic issues!

---

114. Name: Libby walker on 2025-03-30 02:00:00  
Comments:
- 
115. Name: Elendar Crump on 2025-03-30 02:07:15  
Comments:
- 
116. Name: Barry O'Neill on 2025-03-30 11:08:55  
Comments:
- 
117. Name: Alan Ireland on 2025-03-30 11:54:31  
Comments:
- 
118. Name: Sandra Heinen on 2025-03-30 13:07:06  
Comments:
- 
119. Name: M Lunsford on 2025-03-30 13:16:19  
Comments:
- 
120. Name: Mark Lindamood on 2025-03-30 13:54:27  
Comments: The divided road section of Jahnke Road, from Blakemore to Chippenham Parkway, is already far too congested. Richmond's decision to allow a gasoline station at 7001 Jahnke Rd. is already an exploitive disaster for the well-being of residents. No further "development" of any kind is needed in this area.
- 
121. Name: Katrina Comolli on 2025-03-30 15:02:02  
Comments: This is not an appropriate development for our neighborhood.
- 
122. Name: Jared on 2025-03-30 15:02:19  
Comments:
- 
123. Name: Elaine McCracken on 2025-03-30 15:10:25  
Comments:
- 
124. Name: Meredith Avery on 2025-03-30 15:24:39  
Comments:
- 
125. Name: Gretchen Rau on 2025-03-30 16:24:25  
Comments:
- 
126. Name: Kaitlin hamilton on 2025-03-30 17:18:33  
Comments:
-

127. Name: Laura Boehmer on 2025-03-30 17:28:04  
Comments:
- 
128. Name: Sam Florer on 2025-03-30 18:31:38  
Comments:
- 
129. Name: Connor G on 2025-03-30 18:45:30  
Comments:
- 
130. Name: catherine resplandy on 2025-03-30 19:07:21  
Comments:
- 
131. Name: Jean Robinson on 2025-03-30 19:34:26  
Comments: There is too much traffic already with schools, retirement apartment. The area around the the hospital is so congested that there are frequent accidents even with alk the traffic lights
- 
132. Name: LINDA CHAFFIN on 2025-03-30 20:15:03  
Comments:
- 
133. Name: Katherine Pemberton on 2025-03-30 20:23:03  
Comments: Absolutely ridiculous to build more apartments in this area! As I drive anywhere in this town, there are apartments going up on every corner!!! I choose to live in this neighborhood so I don't have to deal with all the traffic and people. Go somewhere else!!!!
- 
134. Name: Natalie kay on 2025-03-30 20:42:32  
Comments:
- 
135. Name: Robert Brown on 2025-03-30 22:07:47  
Comments: Stop the mixed use project
- 
136. Name: Mort Mumma on 2025-03-30 23:06:59  
Comments:
- 
137. Name: Sonia Larson on 2025-03-30 23:09:14  
Comments:
- 
138. Name: Valerie Warren on 2025-03-30 23:12:26  
Comments:
- 
139. Name: Carol Matsey on 2025-03-30 23:28:36  
Comments: Need to keep the same type of structure

---

140. Name: Threnodiez Baugh on 2025-03-30 23:28:43  
Comments:

---

141. Name: Lisa Dewey on 2025-03-30 23:44:11  
Comments: I am opposed to this use at this location as it does not fit the neighborhood, the residential zoning and will bring additional traffic issues to the neighborhood.

---

142. Name: Maggie Hunter on 2025-03-31 00:59:31  
Comments:

---

143. Name: Mary Durette on 2025-03-31 03:05:57  
Comments:

---

144. Name: Sonya Monteiro on 2025-03-31 09:24:32  
Comments: This is a dangerous location due to traffic, addictive products and safety.

---

## Oliver, Alyson E. - PDR

---

**From:** maryajain <maryajain@protonmail.com>  
**Sent:** Sunday, March 30, 2025 4:37 PM  
**To:** Oliver, Alyson E. - PDR  
**Subject:** Opposition to Special Use Permit

**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 writing to express my strong opposition to the Special Use Permit (SUP) for 7100 Jahnke Rd. The proposal to develop 14 apartments and a convenience store/vape shop on a residential (R1) zoned plot, at the entrance to an established neighborhood, is deeply concerning. This development threatens to undermine the character of our community and introduces potential issues such as vagrancy with the inclusion of seven short-term rentals.

The developers' plan to introduce alcohol and vape sales, skill games, and increased traffic at a school bus stop poses significant risks to our neighborhood children. The safety and well-being of our community should be our top priority.

A survey conducted among over 130 neighborhood residents revealed unanimous opposition to the proposed development. The primary concerns cited were safety issues related to increased foot and car traffic, and the potential risks to neighborhood children.

It is important to note that the developer purchased the property knowing it was zoned for a single-family home, with no zoning contingency. Our neighborhood has already united against this plan once, and now the developer is attempting to push it through again, using the planning commission to correct his purchase mistake. The North Side of Jahnke is no place for this type of retail. The south side of Janke is a known commercial node.

Richmond is a city we all cherish, known for its thoughtful planning, smart growth, and strong neighborhoods. This SUP contradicts these principles.

I urge you to listen to the established residents of this neighborhood and vote against this development.

Thank you for your consideration.

Mary Jain

1401 Braeside Dr. Richmond, Va.

504-994-9024

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

## Oliver, Alyson E. - PDR

---

**From:** Meredith Avery <meravery22@yahoo.com>  
**Sent:** Sunday, March 30, 2025 3:48 PM  
**To:** Oliver, Alyson E. - PDR  
**Subject:** Opposition to Special Use Permit for 7100 Jahnke Rd.

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**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 Councilmembers,

I am writing to express my strong opposition to the Special Use Permit (SUP) for 7100 Jahnke Rd. The proposal to develop 14 apartments and a convenience store/vape shop on a residential (R1) zoned plot, at the entrance to an established neighborhood, is deeply concerning. This development threatens to undermine the character of our community and introduces potential issues such as vagrancy with the inclusion of seven short-term rentals. This will also damage the value of the overall property, nor the individual units for resale.

The developers' plan to introduce alcohol and vape sales, skill games, and increased traffic at a school bus stop poses significant safety risks to our neighborhood children. The safety and well-being of our community should be our top priority.

A survey conducted among over 130 neighborhood residents revealed unanimous opposition to the proposed development. The primary concerns cited were safety issues related to increased foot and car traffic, and the potential risks to neighborhood children.

It is important to note that the developer purchased the property knowing it was zoned for a single-family home, with no zoning contingency. Our neighborhood has already united against this plan once, and now the developer is attempting to push it through again, using the planning commission to correct his purchase mistake. The North Side of Jahnke is no place for this type of retail. The south side of Janke is a known commercial node.

Richmond is a city we all cherish, known for its thoughtful planning, smart growth, and strong neighborhoods. This SUP contradicts these principles.

I urge you to listen to the established residents of this neighborhood and vote against this development.

Thank you for your consideration.

Sincerely,

Meredith and Victor Avery  
1226 Boulder Creek Road  
Richmond, VA 23225  
614.905.2977



## Oliver, Alyson E. - PDR

---

**From:** Richard Rugani <rrugani52@gmail.com>  
**Sent:** Tuesday, February 18, 2025 4:39 PM  
**To:** Abubaker, Sarah M. - City Council  
**Cc:** PDR Land Use Admin  
**Subject:** 7100 Jahnke Road Rezoning

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Ms. Abubaker -

Below are our concerns regarding the above. We are NOT in favor of the rezoning for the following reasons.

- Dedicated left turn lane from Jahnke onto Hioaks (directly in front of the property in question) allows only three cars before through traffic on Jahnke begins to back up.
- Current traffic congestion already causes problems with emergency vehicles attempting to turn onto Hioaks from Jahnke. Emergency vehicles exiting Chippenham Parkway are often blocked by traffic on Jahnke since there is nowhere for cars at stoplights to pull over to allow emergency vehicles to proceed to the emergency room.
- Traffic congestion is exacerbated by the two traffic lights within 150 ft (at most) on Jahnke that already cause backups of traffic exiting Chippenham Parkway. The nearby Powhite Pkway entrances and exits also provide a considerable amount of traffic to this already congested area.
- The Springline development of businesses, apartments and a hotel will add even more traffic once it becomes known that Jahnke Road is an alternative to Midlothian Turnpike.
- The recently built Noon and Urbana Apartment entrances onto Hioaks also add to the traffic.
- A convenience store (with short term rentals) directly beside the entrance to the Powhite PARK will add to the buildup of trash from food and beverage packaging (already a problem on the street and in the park where cleanup is often performed by private individuals who utilize it) in addition to the concern of increased loitering there. Is there a convenience store at the entrance of ANY other City park?

In closing, we would like to add that the area seems to have a high number of automobile accidents. There was a fatality in that area last year as well as my own involvement in a four car collision in October. I was at a full stop waiting for the light to change. The gentleman requesting the permit has already been approved for a permit to build a convenience store/gas station less than two blocks from the Hioaks and Jahnke Rd intersection (even MORE congestion).

Thank you for considering the above.

Richard and Beverly Rugani  
1219 Boulder Creek Road  
Richmond 23225

**From:** [Sam Florer](#)  
**To:** [PDR Land Use Admin](#); [Abubaker, Sarah M. - City Council](#); [PDR Land Use Admin](#); [Brown, Jonathan W. - PDR](#); [Siverd, Jr, Timmy M. - City Council](#)  
**Subject:** Opposition to Development of 7100 Jahnke Rd  
**Date:** Tuesday, February 18, 2025 1:55:18 PM

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To Whom It May Concern,

My name is Sam Florer and I am a resident of the 4th District, living at 6806 Westcott Drive in the Westover Gardens neighborhood. I am writing to express my strong opposition to the proposed development of **7100 Jahnke Rd**.

At the December 3rd Planning Commission meeting, a large number of local residents voiced our strong opposition to this SUP. To my knowledge, the developer has not attempted to reach out to residents to address our concerns. My opposition is primarily to the proposed commercial aspect of the development. The area already has more than enough convenience stores, existing convenience stores in the neighborhood primarily sell vapes and attract crime, and the corner of Jahnke and Hioaks is not conducive to pedestrian traffic and cannot handle the expected increase in traffic that would be visiting the proposed store. To my knowledge, there are no local residents who are in favor of this SUP as it is presented. I sincerely hope you will listen to the concerns of the people who are directly impacted by this development, and not those in favor of it who live in other neighborhoods and districts.

Again, I strongly oppose the proposed development at 7100 Jahnke Rd and hope you will reject it. I plan to attend the February 18th Planning Commission meeting to express my opposition in person. Please reach out if you need any additional information from me.

Sincerely,  
Sam Florer  
6806 Westcott Dr, Richmond, VA 23225

**From:** [Threnodiez Baugh](#)  
**To:** [PDR Land Use Admin](#)  
**Subject:** opposition to ORD 2024-312 at 7100 Jahnke Rd  
**Date:** Tuesday, February 18, 2025 2:14:13 PM

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**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.

Greetings! My name is Threnodiez Wade Baugh of 6801 Westcott Dr and I live in the Westover Gardens neighborhood. I am writing in opposition to ORD 2024-312 at 7100 Jahnke Rd. We already have enough development along Jahnke Road and additional development would cause unnecessary congestion. Development for the sake of an investor making more money is not needed along Jahnke Rd - especially at the cost of devaluing well established neighborhoods. We and the surrounding neighbors purchased our homes and maintain our property because it is in investment into ourselves as well as our families. That area is zoned residential for a reason and needs to remain as such with no special use permits allowed. I ask that you oppose ORD 2024-312 at 7100 Jahnke Rd and allow us to continue to raise our families and maintain the peacefulness of our homes and neighborhoods for future generations. Thank you for your consideration.

**From:** [BONNIE LEHEM](#)  
**To:** [PDR Land Use Admin](#)  
**Subject:** 7100 Jahnke Road Rezoning  
**Date:** Tuesday, February 18, 2025 10:28:02 AM

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**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 Our City Planning Committee:

Please add these comments to the public record, re: the rezoning of this residential property off Hioaks and Jahnke.

Thank you,

Bonnie Lehem

1246 Boulder Creek Rd.

Boulder Parke Townhomes

Maya Angelou wrote: When someone shows you who they are, believe them, the first time.

This property owner has shown us who he is. He's told one story to our Councilmember, yet due diligence shows a contradictory story in public facing records.

He's shown us who he is, by trying to ride the coattails of Stella's market and Blanchard's coffee, businesses with hard won reputations, nothing like his convenience store on Commerce Rd. This shows a complete lack of integrity. You have the video of his store.

Oh, he can put out a couple tables and chairs, sell some take-out Indian food and call it a "cafe," but this is still nothing but a store selling booze, cigarettes, vaping products, soon to be marijuana products no doubt, skill games if they're approved... all at our KIDS' BUS STOP. LITERALLY. How is that, in any way, a benefit to our community??

A neighbor in another district detailed living next to a house with an SUP for short term rentals. It's now a full-time party Airbnb house, ruining the quality of life in the neighborhood with incessant noise and drunken partiers urinating and vomiting on their front lawns.

**These SUPS have consequences, especially since there is no one enforcing any written regulations or rules.** And *in this particular location*, with an already precarious and dangerous traffic pattern due to the hospital, two traffic lights back-to-back, no distance from the entrances to and from Chippenham...not to mention bringing crime right to our front doors...this doesn't even qualify as a Richmond 300 project, though the developer is trying to sell that story to us as well.

If we must change the zoning, build an office building that operates *during normal business hours*, not 5am-10pm and beyond, ruining our neighborhood with crime, congestion, and non-stop noise.

At worst, and despite the thousands of apartments in our area along, build apartments with *long-term* rentals so hopefully the renters come to care about our

neighborhood like the very homeOWNERS who have been invested in this neighborhood...some, for decades.

I can't imagine your job as city planners is to **endanger the very residents you represent**. Help us, raise the bar, and protect the integrity, quality, and character of our neighborhood. *Please*.

**From:** [Pam Miller](#)  
**To:** [PDR Land Use Admin](#)  
**Subject:** 7100 Jahnke  
**Date:** Monday, February 17, 2025 1:57:07 PM

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Please deny the 7100 Jahnke Rd special use permit on 2/18/2025. We don't need that kind of business near a hospital emergency entrance, a children's bus stop, or a neighborhood (St John's Woods) that is already fraught with problems. The taxes obtained by the City wouldn't be worth it!!!

Pamela Miller  
District 4

**From:** [Charles Myers](#)  
**To:** [PDR Land Use Admin](#)  
**Subject:** From Charles and Jo Ann Myers re ORD 20240312 (7100 Jahnke Road)  
**Date:** Wednesday, February 12, 2025 3:11:45 PM  
**Attachments:** [Comments to the Commission for February 2025 meeting.docx](#)

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Attached are comments for the Commission to review before its February 2025 meeting



**From:** [Charles Myers](#)  
**To:** [PDR Land Use Admin](#)  
**Subject:** From Charles and Jo Ann Myers  
**Date:** Tuesday, February 18, 2025 10:09:17 AM  
**Attachments:** [Comments sent to Commission for 2-18-25 meeting.docx](#)

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About ORD-2024-312

Attached

Re Ord 2024-312 (7100 Jahnke Road)

The Planning Commission needs to know **as many pertinent facts** as possible about this SUP proposal. **For the Commission to rely only on the Applicant's Report and the current version of the Staff Report is inadequate.** The nine facts below are important for the Commission to consider.

**Fact 1 of 9**

1. 7100 Jahnke Road is in a residential area. Except for Chippenham Hospital and Powwhite Park, no significant cultural, entertainment, government, business, or shopping exists at this intersection or node (as would be required for a "regional node"). **This area is a NEIGHBORHOOD NODE** and only Chippenham Hospital within the larger overall node can be considered "regional." It is also inaccurate to think of the hospital as the principal destination within the node. Most of the daily 16,000 vehicles using the Jahnke/ Hioaks area are not there to reach the hospital. Jahnke Road is the thoroughfare for traffic aimed at Chippenham Parkway/ the Powwhite Parkway or traffic heading into the City to connect to Forest Hill Avenue. **A Neighborhood Node** is defined in the City's Master Plan as: "A local crossroads typically within or next to larger residential areas that offers goods and services to nearby residents, employees, and visitors."  
**That is exactly the area in which 7100 is located. The City Council deserves to have confidence that the Planning Commission judged 7100 in light of its residential location.**

**Fact 2 of 9**

2. Neither the Applicant's Report nor the Staff report acknowledges that a **commercial Micro Node with more than 30 retail businesses already exists just east** on Jahnke Road adjacent to the residential areas of the node and is less than 60 seconds away driving at the posted 35 mph. The existing Micro Node **more than satisfies** the aim of the Master Plan to enable **mixed uses** in a node. The great majority of uses in the overall node is residential, plus the hospital, some medical office buildings, a small post office, two schools, and a church. Other than the hospital, there are currently no retail or nighttime activities in the neighborhood of 7100 Jahnke. In the second paragraph, the Staff Report under the RECOMMENDATIONS says there are existing commercial uses at Jahnke Road and Hioaks Road. That is misleading. There are some offices there (e.g., dentist, pediatrics), but there are no retail commercial uses at that intersection.

**Fact 3 of 9**

3. The Applicant's Report says the property would be available **for short-term rentals** for "members of the traveling public including those with families who are visiting the nearby hospital."
  - How would these prospective renters know that such a rental property is available?
  - Has the owner planned for elevators or other accommodations for handicapped people who might be under treatment at the hospital?

- As planned, 7100 would **not be compatible with renters with children**, if alcohol or other substance sales occur onsite.
- Citizens' comments have already noted that the **intersection** with Jahnke Road and Hioaks Road **is dangerous**.
- If the project goes forward as requested, and after just one serious accident at Jahnke Road involving vehicles or, even worse, pedestrians, social-media warnings of the hazards would inevitably be passed around, with the result that short-termers would be hesitant to rent at 7100. Further, Chippenham Hospital is unlikely to want to be found complicit for sending patients or families to 7100.
- Traveling nurses often stay much longer than 30 days and are looking for something longer than short-term rentals.
- The idea of using 7100 as a haven for hospital family visitors or for temporary employees sounds noble, but the Commission also should consider that, **realistically, the owner of 7100 would not likely turn aside a prospective short-term renter having nothing at all to do with the hospital.**

#### **Fact 4 of 9**

4. **Do the City police and the police in surrounding counties have any data about problems that occur with short-term rentals?** Is there friction in cases where short termers share space with long term renters? Enforcement of an allowed proportion of short-term units would be very difficult and may not even happen. Therefore a **de facto motel could easily evolve at 7100**. The Commission and the City Council are reminded that 7100 is in a residential area. Short-term rentals would negatively change the character of the neighborhood as would the introduction of a retail establishment.

#### **Fact 5 of 9**

5. The Applicant' Report says that commercial uses at 7100 would "serve day-to-day convenience needs of neighborhood residents." The Commission has heard concerns about what type of sales would occur there, including alcohol sales and possible nicotine sales and vaping (with related paraphernalia). Those are serious concerns, and **granting the proposed SUP likely would allow the owner to convert activities, at will, to any sort of future commercial sales- such as a marijuana dispensary or a massage parlor**. The Commission and the City Council are urged to be mindful of all the commercial possibilities, **some of which would clearly not be compatible with a residential area**. The Commission should be wary of claims of "mixed use "as possibly being used just to get approval for commercial aims. **A convenience store and a restful apartment are not compatible in the same location**, given the inevitable traffic and noise and long retail hours. Residents currently have abundant established retail options in the Micro Node. Another convenience store would be redundant.

**Fact 6 of 9**

6. In the fourth paragraph under RECOMMENDATIONS, the Staff Report says that 7100 “will assist with object 1.3f [of the Master Plan] which aims to “... implement housing strategies that increase housing at all income levels ...” **Is there intent by the owner to obtain tax credits for government-subsidized housing?** Would the apartments be and **remain high-quality, market-rate housing?**

**Fact 7 of 9**

7. The Commission should inquire about any **objective studies that have been conducted about current traffic volumes and patterns** in the Jahnke/ Hioaks area. What police data exist about the number of **traffic accidents (almost weekly)**, traffic injuries, and pedestrian injuries that occur near Jahnke/ Hioaks? There are many speeders and red-light runners at this intersection. School buses use both Jahnke Road and Old Jahnke Road. Increased traffic from 7100 would make for less safe conditions for area children.

**Fact 8 of 9**

8. Development of 7100 as proposed would sadly cause the loss of another green space that is not harming anyone and is converting a lot of CO2 to oxygen.

**Fact 9 of 9**

9. **Powwhite Park is a city treasure.** It is not desirable to have a convenience store directly next to the park and selling tobacco, nicotine, and alcohol. Currently no trash is found in the park and it is very safe to walk in. Some people might be inclined to take their beer or wine to drink in the park. Others might be careless with their smokes. **Having a convenience store next to the park threatens the viability of the park.** Please think about that. We cannot replace this natural park if it is destroyed by fire.

**\*\*\*\*\* In Closing \*\*\*\*\***

**The Commission and City Council should be clear that 7100 is a residential area. Therefore:**

- **The best use of 7100 would be for 100% high-quality, long-term, market-rate apartments or for daytime offices whose business is compatible with a residential area with children.**
- **Short term rentals should not be allowed.**
- **Retail commercial uses at 7100 should not be allowed.**

**Charles and Jo Ann Myers, Westover Gardens, 2-12-25**

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

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Commissioner Poole and Members of the Planning Commission,

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

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

Thank you for supporting thoughtful, community-oriented development

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

**Black Lives Matter.**

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**Buddy**  
Senior Developer - Team Lead

--

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

**From:** [AJ Mingorance](#)  
**To:** [City Clerk's Office](#)  
**Cc:** [PDR Land Use Admin](#); [hello@rvayimby.org](mailto:hello@rvayimby.org)  
**Subject:** Ordinance 2024-312  
**Date:** Wednesday, February 12, 2025 2:50:58 PM

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Commissioner Poole and Members of the Planning Commission,

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

Best,

AJ Mingorance, 203 W Chairty St, District 5

**From:** [maryajain](#)  
**To:** [PDR Land Use Admin](#)  
**Subject:** proposed Jahnke Rd project  
**Date:** Monday, February 17, 2025 3:25:47 PM

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I am writing because I strongly oppose the project that is under consideration for Jahnke Rd. I live in the Westover Gardens subdivision, a short distance away. We were all very disappointed that the recent gas station/convenience store project on Jahnke Rd. was approved. We do not want or need another convenience store, and there are already numerous apartment buildings in the area. I have been told that this developer already owns a vape shop on Jahnke Rd which is not far away and the video that I saw of his other business on Commerce gives me great concern. This is exactly how a residential neighborhood is ruined. Please reject this proposal.

Thank you,  
Mary Arnold 1401 Braeside Richmond, Va.

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



**From:** [Keri Wormald](#)  
**To:** [PDR Land Use Admin](#)  
**Cc:** [McCall, Katie](#); [Holly Graham](#); [Sarah Abubaker](#)  
**Subject:** Public Comment re: SUP 7100 Jahnke Road  
**Date:** Saturday, February 15, 2025 3:00:18 PM  
**Attachments:** [7100 Jahnke Rd Survey Results.pdf](#)

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To Planning Commissioners:

Attached you will find the results of a survey along with a compilation of public comments (from the survey) by neighbors, medical professionals, and a local merchant. All live, work, or travel through the area of the proposed apartments and "STORE" known as the "7100 Jahnke Road SUP."

You can also read these comments on the google drive:

here: <https://docs.google.com/document/d/1sQnYeRGQ3P7gdyprrfwhh2aaLRAdEMPCzyLt1bQpdQU/edit?tab=t.0>

I hope that members will read this document before the meeting on Tues. 2/18 at 6 p.m. and make these available to all who attend in person or online.

Respectfully submitted,

Keri Wormald  
1250 Boulder Creek Road

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Keri L. Wormald

(804) 339-0596 (Mobile US)

Visit me at <http://www://keriwormald.com>

LIinkedIn: [https://www.linkedin.com/profile/view?id=158174520&trk=nav\\_responsive\\_tab\\_profile\\_pic](https://www.linkedin.com/profile/view?id=158174520&trk=nav_responsive_tab_profile_pic)

**From:** [Keri Wormald](#)  
**To:** [PDR Land Use Admin](#)  
**Subject:** Public Comment: 7100 Jahnke Rd SUP  
**Date:** Tuesday, February 18, 2025 9:41:11 AM

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To Commissioners:

In advance of tonight's meeting, here are public comments for the official record:

Richmond 300 calls for “direct growth while maintaining existing neighborhoods and creating new authentic neighborhoods adjacent to enhanced traffic.”

Nothing about the goals of the 7100 Jahnke project supports your mission. This development doesn’t “maintain” anything. Instead, it harms existing communities.

Why must this development go forward? It’s not in a “priority growth node,” and if it is, it shouldn't be. It doesn’t add great housing opportunities. It doesn’t create green space. Instead, it threatens existing green space by making loitering and criminal activity easier in Powhite Park.

“Enhanced transit” will not be an outcome of this development as proposed. This is a wide, busy intersection, with back-to-back traffic lights literally at the onramp to Chippenham Parkway and at the entrance to a Level 1 Trauma Hospital. GRTC gives it ONE hourly bus and the bike lanes are narrow and strewn with debris. I

Infrastructure for foot traffic doesn’t exist, and is unlikely to exist in the future. The City’s track record on making itself pedestrian-friendly isn’t good. The gate to Powhite Park has been broken for months allowing anyone to access the park by vehicle or foot at night when the park should be closed.

100% of respondents to the survey I shared with you already oppose adding ANOTHER convenience store. 100%. The number fell to 98% when the question was worded another way. So, no matter how they were asked, between 98% and 100% of people said NO.

Today, we're watching democratic norms fall in a cascade at the federal level. We're asking you to please let democracy survive a while longer in Richmond.

This project isn't for the "convenience of our neighborhoods." We neither want nor need a convenience store—NOW or in the future. We don't need short-term rentals. Let the owner build his apartments, and if he can't make a profit on only 14, perhaps he bought the wrong piece of land. If he must have short-term rentals they should be limited to four per existing zoning regulations.

If you vote yes, the responsibility and shame will be yours when a pedestrian gets run over or someone dies in an ambulance trying to reach the hospital, or when the news reports another shooting at a convenience store.

The people you represent have spoken; we only ask that you listen.

Keri Wormald  
1250 Boulder Creek Road

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Keri L. Wormald

(804) 339-0596 (Mobile US)

Visit me at <http://www://keriwormald.com>  
LinkedIn: [https://www.linkedin.com/profile/view?id=158174520&trk=nav\\_responsive\\_tab\\_profile\\_pic](https://www.linkedin.com/profile/view?id=158174520&trk=nav_responsive_tab_profile_pic)

**From:** [Katie McCall](#)  
**To:** [PDR Land Use Admin](#)  
**Subject:** Re: 7100 Jahnke Road Rezoning  
**Date:** Monday, February 17, 2025 3:37:56 PM  
**Attachments:** [Video \(1\).mov](#)

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Dear Planning Commissioners,

As a homeowner in Boulder Parke, I'd like to enter my deepest objection to an SUP that has any sort of "retail" stipulation for this particular piece of property IN our residential neighborhood, at our childrens' bus stop location. Particularly for this property owner, who runs the convenience store on Commerce Road, playing to the lowest common denominator. Please see attached video, and add it to the public record, thank you.

Comparing himself to a Stella's Market or Blanchard's coffee shop is not only insulting, it lacks ALL integrity. He's changed his story so many times, we know him to be untrustworthy. And with no one to enforce any boundaries written into an SUP, *we* are the ones who will suffer the consequences of the crime, untenable noise from 5am-10pm and beyond, trash, loiterers...again, all at our childrens' bus stop, IN our neighborhood.

There is no part of this plan that is of benefit to our neighborhood. Not a single part. If we must have something built there, let it be an office building...operating during normal business hours...that wouldn't add to the serious traffic congestion at that intersection. At worst, long term rentals, so hopefully the renters feel some sort of responsibility for the neighborhood.

Thank you for your time,  
Katie McCall  
1246 Boulder Creek Road

Katie McCall, CHt  
804-218-1046  
[www.HealingSpiritRVA.com](http://www.HealingSpiritRVA.com)

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

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Commissioner Poole and all members of the PC -

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

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

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

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

Thanks,

William Hunter Wilson

Technical Analyst - Timmons Group

**From:** [Brian Bills](#)  
**To:** [City Clerk's Office](#)  
**Cc:** [PDR Land Use Admin](#); [Jordan, Katherine - City Council](#); [Philipsen, Sven J. - City Council](#)  
**Subject:** Support for Ordinance 2024-312  
**Date:** Wednesday, February 12, 2025 9:58:06 PM

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Hello members of the Planning Commission,

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

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

**From:** [maryajain](#)  
**To:** [PDR Land Use Admin](#)  
**Subject:** 7100 Jahnke Rd. proposal  
**Date:** Monday, December 2, 2024 8:41:50 PM

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I am a home owner residing at 1401 Braeside Drive, Westover Hills neighborhood (4th District) I am opposed to the proposed development at 7100 Jahnke Rd. for the following reasons.

This green space with mature trees acts as a noise buffer for residents. Removing these trees will increase the noise level, quality of life and decrease property values in our neighborhoods.

There is no shortage of conventional and short term rentals in this area, so to say that it will be a plus is deceptive. This zoning change basically gives a green light to whatever type of apartment, short term rental or hotel room the developer wants. From what I understand, the rules normally applied to other STR properties would not apply in this case. (owner on property, minimum number of days to rent, # of occupants per room or apt. etc.)

Jahnke Rd in this area is already congested with traffic. This will only add to the problem.

Having seen a property that this developer owns does not instill confidence. I suggest that you look at his current business on Commerce Road.

Despite opposition from many home owners and renters, a similar development was just approved a short distance away (walking distance) with apartments and a convenience store. We are very unhappy about this approval and we don't want another one.

Convenience stores are notorious for attracting drug dealers and crime and do not sell quality products. Plus, the range of allowed businesses with this zoning is very broad. This is how an area declines. It begins with one undesirable business, then the good residents move out, property values fall, crime takes over and another area of town becomes unattractive as a place to live or invest. Just because a proposal falls within the guidelines of a zoning change, doesn't make it a good fit for the area or the current residents. Please listen to the people that call this area home. Thank you, Mary Jain

ent with [Proton](#)

**From:** [Adam Williams](#)  
**To:** [Brown, Jonathan W. - PDR](#)  
**Cc:** [PDR Land Use Admin; Vonck, Kevin J. - PDR](#)  
**Subject:** Development at 7100 Jahnke Road  
**Date:** Tuesday, December 3, 2024 7:54:43 AM

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Mr. Brown -

I have included below my email to CM Nye from March 2023 stating my opposition to the Proposed development at 7100 Jahnke Rd. In the interval since then, the case for adding this type of development is even less sensical. There will now be a gas station/convenience store less than a block away. The traffic issues have continued to worsen, and there are no real accommodations for pedestrians. CM Nye indicated that the city favors developers building sidewalks, etc. but that just creates an "island" around the new development with no safe way to reach it. And more single use vehicles all around it. I believe in the City's 300 Plan and don't believe this truly fits that vision.

Thank you for your time and attention-

Adam Williams  
1209 Westover Gardens Blvd.  
Richmond, VA 23225

>>

>>

>>

>>

>> Dear Councilwoman Nye -

>>

>> I am a longtime resident of the Westover Gardens neighborhood in your district. To quickly frame the reason for reaching out to you, I would like to convey the following: I am not opposed to development in our neighborhood; when my husband and I purchased our home in 2006 we fully anticipated the kind of development currently taking place. The specific negative impact that we find concerning is the traffic situation and lack of pedestrian accommodations in the short stretch on Jahnke from Yellowpine Dr. (Bramblewood Apartments) to The Chippenham Parkway. The hospital has expanded and the number of households added with the Westlake development and others has significantly worsened the issues that were already existent. All you need do is drive through the area during morning and evening commute to see the problems. So while I was not opposed to all the development at Westlake the proposed project at 7100 Jahnke Road is right in the center of all the problems. I know there is an upcoming meeting with the developer and neighborhood stakeholders, but I wanted to share my thoughts with you beforehand. What concerns me is the focus on the developer moving this entrance or that, or pushing the building forward to "hold the corner which activates the public realm and adds visual interest both for pedestrians and those on foot". Pushing past developer speak, what I see is a place where cars will be coming and going to thereby creating more danger and confusion in an area already poorly set up for the existing level of vehicular and pedestrian traffic. There are no sidewalks on the north side of Jahnke past Bramblewood, and people are already walking alongside the street to get to the two bus stops. I have seen more than one person in a wheelchair riding down the side of the road. So when the developer says the convenience store will be for the people in the neighborhood, that is ridiculous. They will be attracting people on foot to an area that is already extremely dangerous to pedestrians. It is startling to realize that this developer really has no idea of the character of the neighborhood, or is at least pretending. More startling still is that the city does not seem to be aware that this is a



completely inappropriate place to lure pedestrians.

>>

>> So my bottom line is that the City of Richmond should be mitigating all of these issues for pedestrians (and in tandem those in cars) before allowing a development right in the center of the worst problems. 13 dwelling units might not be the straw that breaks the Camel's back, but any kind of retail would be an irresponsible move until these issues are addressed. I feel that Jahnke Road should be improved in the manner that Forest Hill Avenue was recently. As stated, I am generally supportive of the development in our area but I am vehemently opposed to this specific development; I implore you to please consider the situation carefully.

>>

>> Thanks in advance for your attention to this matter.

>>

>> Regards -

>>

>> Adam Williams

>> 1209 Westover Gardens Blvd.

>> Richmond, VA 23225

>>

>

**From:** [Sam Florer](#)  
**To:** [Siverd, Jr, Timmy M. - City Council](#); [Nye, Kristen M. - City Council](#); [4thdistrict@sarahabubaker.com](mailto:4thdistrict@sarahabubaker.com); [PDR Land Use Admin](#); [Vonck, Kevin J. - PDR](#); [Brown, Jonathan W. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** Opposition to Development of 7100 Jahnke Rd  
**Date:** Monday, December 2, 2024 11:06:17 PM

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To Whom It May Concern,

My name is Sam Florer and I am a resident of the 4th District, living at 6806 Westcott Drive in the Westover Gardens neighborhood. I am writing to express my strong opposition to the proposed development of **7100 Jahnke Rd**.

This is currently a strictly residential neighborhood, with many young families. Adding a commercial storefront that is only accessible via Hioaks Rd would fundamentally change the character of the neighborhood and make it much less safe to walk and play. Furthermore, the proposal for 7 short term housing units will not solve any larger housing affordability issues in the area. Instead, it will lead to an unregulated, unstable area in the middle of a quiet, established neighborhood.

Again, I strongly oppose the proposed development at 7100 Jahnke Rd and hope you will reject it. I plan to attend the December 3 Planning Commission meeting to express my opposition in person. Please reach out if you need any additional information from me.

Sincerely,  
Sam Florer  
6806 Westcott Dr, Richmond, VA 23225

**From:** [andy.gillis@verizon.net](mailto:andy.gillis@verizon.net)  
**To:** [PDR Land Use Admin](#)  
**Subject:** Opposition to SUP for 7100 Jahnke Road  
**Date:** Tuesday, December 3, 2024 7:12:20 AM

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To Whom It Might Concern,

It's come to my attention that Marwa Enterprises is trying to push through their SUP to create a convenience store/ short term rentals at 7100 Jahnke Road.

I'd like to please officially submit my strong opposition to this SUP being approved. This area is already congested with poor traffic patterns and virtually no pedestrian infrastructure. Approving this SUP is like baiting a trap that will create dangerous conditions both for drivers and pedestrians. Until the city addresses the issues, more development seems unsafe.

Thank you for listening and considering my feedback.

Sincerely,  
Andrew Gillis  
1209 Westover Gardens Blvd  
Richmond VA 23225

[Sent from the all new AOL app for iOS](#)

**From:** [Rachel Deutch](#)  
**To:** [Nye, Kristen M. - City Council](#); [Nye, Kristen M. - City Council](#); [4thdistrict@sarahabubaker.com](mailto:4thdistrict@sarahabubaker.com); [Brown, Jonathan W. - PDR](#); [PDR Land Use Admin](#); [Vonck, Kevin J. - PDR](#)  
**Subject:** Proposed Store + Apartments at 7100 Jahnke Rd.  
**Date:** Monday, December 2, 2024 7:46:39 PM

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To whom it may concern:

I hope this message finds you well. I am a resident of the 4th District, and have recently moved to the Westover Gardens subdivision off of Jahnke Rd.

I am writing to express some concerns regarding the proposed store and short-term rental apartments at 7100 Jahnke Rd by Marwa Enterprises LLC.

This is within a residential neighborhood, and it is my understanding it has never been zoned for commercial use, but has historically served as a tree buffer between the neighborhood and Jahnke Rd. One of the reasons I chose to purchase in this neighborhood was because of the quiet, tucked away feel.

Our neighborhood and the surrounding area is already adequately served by several gas stations and stores similar to the one proposed within a three mile radius, including two on Jahnke Rd. There is no need for any more. Permitting retail activities such as alcohol sales, gambling, and the sale of drug products at the proposed site poses significant risks to public safety. The Shell Station on Jahnke recently advocated for a gambling machine with a sign outside, despite evidence that these machines can lead to increased incidents of violence and crime ([Joint Legislative Audit and Review Commission, 2022](#)).

While I support efforts to increase affordable housing in the city, I do not believe that the proposed short-term rentals proposed for this site are the best solution to achieve this.

I am not sure whom it would benefit other than Marwa Enterprises LLC for this plan to move forward, but I do not believe it would benefit the residents of the 4th District. These establishments would decrease the desirability and safety of our neighborhood, and would not add anything that is not already available just blocks away down Jahnke Rd.

I hope that you, as my representatives, will carefully evaluate the concerns raised by myself and my fellow neighbors, and reject this proposal. It is imperative that we prioritize the safety, well-being, and interests of our community in all planning endeavors.

Thank you for your time and have a great rest of your week!

Sincerely,

Rachel Deutch

**From:** [Brian Ferrell](#)  
**To:** [Mayor Levar Stoney](#); [PDR Land Use Admin](#); [Vonck, Kevin J. - PDR](#); [West, Tayia D. - Council](#); [Nye, Kristen M. - City Council](#); [4thdistrict@sarahabubaker.com](mailto:4thdistrict@sarahabubaker.com)  
**Subject:** Urgent Concerns Regarding Proposed Development at 7100 Jahnke Road  
**Date:** Monday, December 2, 2024 7:05:19 PM

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Hello,

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

1. Incompatible Zoning and Risky Development Practices

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

2. Unclear Development Plans and Parking Issues

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

3. Traffic Congestion and Safety Risks

The Jahnke and Hioaks Roads area already experiences heavy traffic, and this development will exacerbate the problem. Increased congestion will likely result in more vehicle and pedestrian accidents and hinder emergency vehicles from reaching Chippenham Hospital, our vital Level 1 Trauma Center. A new traffic study is critical before moving forward with this project.

4. Crime and Community Safety

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

5. Decline in Property Values

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

#### 6. Lack of Community Benefits

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

#### 7. Negative Precedent for Future Developments

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

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

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

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

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

We appreciate your attention to these critical matters and your commitment to preserving the quality of life for all Richmond residents. I, along with my neighbors, will be attending the upcoming meetings to voice our concerns and look forward to a fair and community-focused resolution.

Thank you for your time and consideration.

Sincerely,  
Brian Ferrell

**From:** [Linda Chaffin](#)  
**To:** [Brown, Jonathan W. - PDR](#); [Sarah Abubaker](#); [Nye, Kristen M. - City Council](#); [Vonck, Kevin J. - PDR](#); [wkfmd1@gmail.com](#); [Oliver, Alyson E. - PDR](#); [Siverd, Jr, Timmy M. - City Council](#)  
**Subject:** 7100 Jahnke Rd. ORD: 2024-312 Special Use Permit  
**Date:** Tuesday, December 3, 2024 3:03:34 PM

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Dear Council Members,

I urge you to vote NO on the above referenced property. This lot is directly across the street from Chippenham Hospital at the corner of Hioaks and Jahnke Rd. It is a wooded hill. This hill supports Hioaks and Old Jahnke Rd.

A convenience store/hotel will generate additional traffic and transient people in this area. This is a heavy traffic area because of the hospital. There are two stop lights in one block because of the traffic and frequent accidents. A convenience store will generate even more traffic.

Apparently a convenience store at the corner of Jahnke and Marlowe is going forward with construction. We will have two convenience stores within a block. We do not need two convenience stores within sight of each other.

I urge you to vote NO on this special use permit. Please keep this zoned as a single family area.

Thank you for your attention to this matter.

Linda and Tom Chaffin  
1301 Hioaks Rd.  
Richmond, VA 23225  
(804) 399-3911



**From:** [Vonck, Kevin J. - PDR](#)  
**To:** [Oliver, Alyson E. - PDR](#)  
**Cc:** [Brown, Jonathan W. - PDR](#)  
**Subject:** FW: SUP at 7100 Jahnke Road  
**Date:** Tuesday, December 3, 2024 10:40:05 AM

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**From:** andy.gillis@verizon.net <andy.gillis@verizon.net>  
**Sent:** Tuesday, December 3, 2024 07:21  
**To:** Vonck, Kevin J. - PDR <Kevin.Vonck@rva.gov>  
**Subject:** SUP at 7100 Jahnke Road

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Hi Kevin,

I hope this finds you well, Happy Holidays!

It's come to my attention that Marwa Enterprises is trying to push through their SUP to create a convenience store/ short term rentals at 7100 Jahnke Road.

I'd like to please reiterate my strong opposition to this SUP being approved. This area is already congested with poor traffic patterns and virtually no pedestrian infrastructure. Approving this SUP is like baiting a trap that will create dangerous conditions both for drivers and pedestrians. Until the city addresses the issues, more development seems unsafe.

Thank you for listening and considering my feedback.

Sincerely,  
Andrew Gillis  
1209 Westover Gardens Blvd  
Richmond VA 23225

**From:** [Vonck, Kevin J. - PDR](#)  
**To:** [Oliver, Alyson E. - PDR](#)  
**Cc:** [Brown, Jonathan W. - PDR](#)  
**Subject:** FW: Urgent Concerns Regarding Proposed Development at 7100 Jahnke Road  
**Date:** Monday, December 2, 2024 9:44:32 PM

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**From:** Brian Ferrell <ferrellbj@vcu.edu>  
**Sent:** Monday, December 2, 2024 19:05  
**To:** Mayor Levar Stoney <RVAmayor@rva.gov>; PDR Land Use Admin <dcdLandUseAdm@rva.gov>; Vonck, Kevin J. - PDR <Kevin.Vonck@rva.gov>; West, Tayia D. - Council <Tayia.West@rva.gov>; Nye, Kristen M. - City Council <Kristen.Nye@rva.gov>; 4thdistrict@sarahabubaker.com  
**Subject:** Urgent Concerns Regarding Proposed Development at 7100 Jahnke Road

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

### **1. Incompatible Zoning and Risky Development Practices**

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

### **2. Unclear Development Plans and Parking Issues**

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

### **3. Traffic Congestion and Safety Risks**

The Jahnke and Hioaks Roads area already experiences heavy traffic, and this development will exacerbate the problem. Increased congestion will likely result in more vehicle and pedestrian accidents and hinder emergency vehicles from reaching Chippenham Hospital, our vital Level 1 Trauma Center. A new traffic study is critical

before moving forward with this project.

#### **4. Crime and Community Safety**

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

#### **5. Decline in Property Values**

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

#### **6. Lack of Community Benefits**

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

#### **7. Negative Precedent for Future Developments**

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

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

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

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

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

We appreciate your attention to these critical matters and your commitment to preserving the quality of life for all Richmond residents. I, along with my neighbors, will be attending the upcoming meetings to voice our concerns and look forward to a

fair and community-focused resolution.

Thank you for your time and consideration.

Sincerely,  
Brian Ferrell

**From:** [Vonck, Kevin J. - PDR](#)  
**To:** [maryajain](#)  
**Cc:** [Oliver, Alyson E. - PDR](#); [Brown, Jonathan W. - PDR](#)  
**Subject:** RE: Jahnke Rd proposal. 7100 Jahnke  
**Date:** Monday, December 2, 2024 3:38:37 PM  
**Attachments:** [image001.png](#)  
[image003.png](#)

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Thank you for reaching out to me with your concerns.

We evaluate each special use permit (SUP) application to make sure it: 1) aligns with the [future land use designations](#) in the City Master Plan (*Richmond 300*), and 2) does not negatively impact the community per criteria outlined in [§ 30-1050.1](#) City Code. We believe that the ordinance, with specific conditions imposed, achieves both objectives and thus have recommended approval.

The northern periphery of Jahnke Road contains a “Neighborhood Mixed-Use” designation, which supports larger multi-family buildings and other non-residential uses on major streets. The authorization of short-term rentals is appropriate given the proximity to a large regional hospital that draws patients, visitors, and short-term staff from out of the area.

As written, [ORD. 2024-312](#) requires the property owner to comply with [§ 30-697.1](#) and [§ 30-697.2](#) City Code. The former requires the operator to obtain a certificate of zoning compliance for any short-term rental. The latter requires any short-term rental to be located on the same lot as the short-term rental operator's primary residence.

Our staff recommendation is just advisory to the City Planning Commission, who in turn, will make a recommendation to the City Council, who will ultimately decide on approval.

\\ kjv

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

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**From:** maryajain <maryajain@protonmail.com>  
**Sent:** Monday, November 25, 2024 11:58  
**To:** Vonck, Kevin J. - PDR <Kevin.Vonck@rva.gov>

**Subject:** Jahnke Rd proposal. 7100 Jahnke

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Mr. Vonck, I am writing as a homeowner and resident very near this proposed zoning change and project. This project gained a lot of public attention when it was first proposed and the residents of this area assumed it had been dropped. It is now back up for consideration after the developer got recent approval of another project very close by for a similar plan, including a gas station. (7001 Jahnke) Residents were very opposed to that project, but it was approved anyway.

The latest project, by the same developer, involves removing the existing green space and building a combination of short term rentals, small studio style apartments, a retail space and parking lot. First, short term rental laws normally require the owner to reside in the dwelling and the length of guest stays are often limited to a minimum of three days. These laws are in place to protect neighbors. According to what I understand with this zoning change request, the law is literally re-written, allowing for something similar to a hotel, with no landlord on the premises. This is a big concern to neighbors.

Our neighborhood is close to Chippingham Parkway and is already quite noisy due to 24 hr traffic. The green space, including Powwhite Park and trails, acts as a natural noise buffer. We can actually tell a difference in the noise level in winter after the leaves have fallen. Construction projects normally involve removing all trees and possibly re-planting seedlings or bushes. I feel that this project would allow for an big increase in noise level for our community and increased traffic congestion.

Very little is known about the proposed construction quality, whether any green space would remain, details of the rentals, and the type of retail business the developer is considering. There is a wide range of business establishments allowed with this zoning change. If approved, we will have no control over the type of retail that opens, or of business types of future owners. Our quality of life will definitely be degraded by the first project, and now we are having to fight another undesirable proposal.

At a minimum, residents are requesting that this decision be delayed until 2025. We thought this project was dead, yet here we are with a push to get approval before January 1st, 2025. We ask that the city and elected leaders delay this proposed zoning change and provide more clarity and details to the residents.

Thank you, Mary Jain

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

**From:** [Vonck, Kevin J. - PDR](#)  
**To:** [Charles Myers](#)  
**Cc:** [Brown, Jonathan W. - PDR](#); [Nye, Kristen M. - City Council](#); [PDR Land Use Admin](#); [Oliver, Alyson E. - PDR](#)  
**Subject:** RE: From Charles and Jo Ann Myers re ORD 2024-312, 7100 Jahnke Road  
**Date:** Monday, December 2, 2024 3:37:39 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)

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Thank you for reaching out to me with your concerns.

We evaluate each special use permit (SUP) application to make sure it: 1) aligns with the [future land use designations](#) in the City Master Plan (*Richmond 300*), and 2) does not negatively impact the community per criteria outlined in [§ 30-1050.1](#) City Code. We believe that the ordinance, with specific conditions imposed, achieves both objectives and thus have recommended approval.

The northern periphery of Jahnke Road contains a “Neighborhood Mixed-Use” designation, which supports larger multi-family buildings and other non-residential uses on major streets. The authorization of short-term rentals is appropriate given the proximity to a large regional hospital that draws patients, visitors, and short-term staff from out of the area.

As written, [ORD. 2024-312](#) requires the property owner to comply with [§ 30-697.1](#) and [§ 30-697.2](#) City Code. The former requires the operator to obtain a certificate of zoning compliance for any short-term rental. The latter requires any short-term rental to be located on the same lot as the short-term rental operator's primary residence.

There is some overlap among our [zoning definitions](#) for short-term rental, hotel, motel, and tourist home. We will work to provide better clarity as we work through our [Code Refresh](#) process.

Our staff recommendation is just advisory to the City Planning Commission, who in turn, will make a recommendation to the City Council, who will ultimately decide on approval.

\\ kjv

Kevin J. Vonck, Ph.D.

**Director**

(o) 804-646-3741 (c) 804-292-4854

(e) [kevin.vonck@rva.gov](mailto:kevin.vonck@rva.gov)

(w) [rva.gov/planning-development-review](http://rva.gov/planning-development-review)

(m) 900 E. Broad St., Room 511, Richmond, Va. 23219-1907

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**From:** Charles Myers <[cem299@gmail.com](mailto:cem299@gmail.com)>

**Sent:** Thursday, November 21, 2024 11:37

**To:** Vonck, Kevin J. - PDR <Kevin.Vonck@rva.gov>

**Cc:** Brown, Jonathan W. - PDR <Jonathan.Brown@rva.gov>; Nye, Kristen M. - City Council <Kristen.Nye@rva.gov>; pdrlanduseadm@rva.gov

**Subject:** From Charles and Jo Ann Myers re ORD 2024-312, 7100 Jahnke Road

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About 7100 Jahnke Road, ORD 2024-312.

We don't understand some things about the short-term rental project which is proposed for our neighborhood. The proposal for 7100 Jahnke calls for 14 apartment units and also for street level retail. As proposed, The **SUP seems to violate the STR rules**, that are intended to protect our City neighborhoods. Seven units would be regular rentals and seven units would be short-term rentals. To our best of knowledge, no owner of the property would be living there (as is required for regular short-term rentals in the city). There seems to be much possibility for neighborhood disruption--noise, trash, traffic, neglect, public safety--with this many unsupervised short-term units.

Mr. Vonck, please provide guidance to us by answering the following 4 questions. Q1..How would anyone be able to know if this business is keeping 7 units as regular rentals and 7 units remaining as short-term? Q2.. Does any City agency check up on whether short-term rentals are following the rules? Q3..How does the City distinguish between a small hotel (which this seems to us to be) and short-term rentals? Q4..How many rental units in the same building does it take to be called a hotel and, thus, the need to follow hotel rules?

Why have STR rules if they are not going to be followed by everyone? And why have STR rules if they will not be enforced? We understand that the Planning Department may not be in the business of enforcing the rules. However, the Planning Department should **ANTICIPATE the problems that approving this project ARE LIKELY TO CAUSE.**

The neighborhoods in the Jahnke Road area are already having safety issues which planners should consider in approving projects. For example, here are some recent events. On November 4, 2024, there was a daylight shooting less than a mile away just past Brown Middle School. A few weeks ago, a neighbor on Hioaks Road had to call the police because someone was sleeping in his shed. There was an attempted home break-in in Westover Gardens this fall. There were two home break-ins on Old Jahnke Road within the past year. There was a car accident at Hioaks and Jahnke about a week ago and many monthly. Inserting a continual stream of short-term renters and retail customers into our residential neighborhoods would make us less safe. These are not just traffic and police matters to be handled by some other department. Planning decisions affect safety. The proposed project would



**INCREASE SAFETY HAZARDS** and ultimately would not be optimal for the owners' business investment either. Do NOT allow the SUP for 7100 Jahnke Road to be approved as it is written.

Charles and Jo Ann Myers, Westover Gardens

Cc [Kristen.Nye@rva.gov](mailto:Kristen.Nye@rva.gov), [PDRLandUseAdmin@rva.gov](mailto:PDRLandUseAdmin@rva.gov), and [jonathan.brown@rva.gov](mailto:jonathan.brown@rva.gov)

November 21, 2024

**From:** [Micah Circe](#)  
**To:** [admin@rva.gov](mailto:admin@rva.gov); [Vonck, Kevin J. - PDR](#)  
**Cc:** [Nye, Kristen M. - City Council](#); [PDR Land Use Admin](#); [Vonck, Kevin J. - PDR](#); [Brown, Jonathan W. - PDR](#); [Jo Ann M](#)  
**Subject:** Re: Vote NO on Ordinance ORD.2024-312 - Retail and short-term rental development at 7100 Jahnke Rd, Richmond, VA 23225  
**Date:** Monday, December 2, 2024 12:47:13 PM

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Dear Planning & City Council Members

You probably get a lot of emails to read. I'll make this easy and summarize: Why This SUP Should Be Denied

Special Use Permits are intended for **projects that align with and enhance the community's long-term vision**, not for developments that clash with designated zoning and disrupt the character of the area. This proposal fails to meet those criteria and does not provide any significant benefit to the community that would justify such a departure from the established plan.

The long version:

As a resident of the district this falls in, please vote No on the proposed retail and short-term rental development at 7100 Jahnke Rd, Richmond, VA 23225, as outlined in Ordinance Number ORD.2024-312. This project seeks a Special Use Permit (SUP) that fundamentally contradicts the intended zoning and permitting for this area, prioritizing development over the needs and values of the neighborhood and Richmond planning (see RVAgreen 2050).

### The Problems With This Special Use Permit

1. Misalignment with Designed Zoning

The zoning for this area was specifically designed to support residential and community-focused development. Granting a Special Use Permit to introduce retail and short-term rentals undermines these principles, setting a concerning precedent for disregarding Richmond's comprehensive planning and zoning framework.

2. Short-Term Rentals Are Already Represented

There are over 20 existing short-term rental options within the area, all in owner-

occupied homes. These types of rentals attract guests that are more respectful of the neighborhood, as the property owners are present and engaged in the community. The proposed development, with absentee landlords and multiple units, encourages less accountability and lower-quality guests, disrupting the safety and character of the neighborhood.

3. Retail Already Exists And Is Vacant

There are multiple vacant retail spaces under a mile that are underdeveloped, highlighting a lack of demand. This also raises the question why existing properties are not being prioritized for redevelopment. New retail at this location is redundant and inefficient, and fails to align with sustainable urban development and thoughtful community planning that is the pride of Richmond.

4. Traffic and Safety Risks

Jahnke Rd already experiences significant traffic congestion. Adding retail and short-term rental traffic will exacerbate these issues, increasing risks for pedestrians and cyclists, especially children and seniors. This area is not designed to handle the influx of vehicles this development would bring.

5. Environmental and Infrastructure Impacts:

The project will strain local infrastructure and contribute to noise, air pollution, and stormwater runoff. Without strict adherence to green building practices and infrastructure upgrades, the environmental cost will outweigh any potential benefit.

## **Recommendations for Alternatives**

If development at this site is deemed necessary, it should:

- Focus on long-term, affordable housing to address community needs.
- Align with existing zoning and neighborhood design principles.
- Include comprehensive traffic and environmental impact studies.
- Adhere to Richmond's comprehensive plan for sustainable, community-centered growth.

As our representative for this district, and the families and kids living here, please reject ORD.2024-312 and uphold the integrity of Richmond's zoning framework. We Richmoneders pride ourselves on thoughtful, intentional development that reflects our values and preserves our neighborhood's character. This SUP does not meet that.

Thank you for your consideration and commitment to Richmond's future.

Sincerely,

Micah Circe

6822 Westcott Dr

**From:** [Threnodiez Baugh](#)  
**To:** [PDR Land Use Admin](#)  
**Subject:** Ordinance number ORD.2024-312 7100 Jahnke Road  
**Date:** Monday, December 2, 2024 12:16:02 PM

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To Whom It May Concern:

I am a property owner on Westcott Drive. I am in opposition to the Special Use Permit for 7100 Jahnke Road for the following reasons:

1. There are already 2 service stations that dispense fuel on Jahnke Road and in close proximity to 7100 Jahnke Road.
2. There are already apartment complexes on Jahnke road and another one is not needed. Additionally, should nurses etc. working at the hospital need housing, there are already options, such as long-stay hotels, nearby and available.
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 7100 Jahnke Road and it is along a bus route. This area is already developed.

There is clearly no need for this new development and I ask that you deny this special use permit and allow the area to remain as it is currently zoned.

Thank you for your consideration.

Threnodiez Baugh

804.513.5464

[anewthing@verizon.net](mailto:anewthing@verizon.net)

**From:** [Gloria Taylor](#)  
**To:** [4thdistrict@sarahabubaker.com](mailto:4thdistrict@sarahabubaker.com); [Vonck, Kevin J. - PDR](#); [Brown, Jonathan W. - PDR](#); [Nye, Kristen M. - City Council](#); [PDR Land Use Admin](#)  
**Subject:** 7100 Jahnke Road - Proposal  
**Date:** Monday, December 2, 2024 11:43:11 AM

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> Regarding:

> Property address  
> 7100 Jahnke Rd  
> Richmond VA 23225  
>  
> Ordinance number ORD.2024-312

I am opposed to proposal to build a multi use building with commercial and residential units. The parcel of land is situated in a residential area, is too small for the building burden and parking, as well as the traffic disruption it would cause.

We have enough commercial enterprises along Jahnke as well as new apartments and housing. This building is not needed.

The new building would disrupt the neighborhood and bring additional unwanted auto and person traffic to the area. We have people sleeping in the Post Office across the street and panhandling on Hioaks. We don't need another reason for people to be drawn to the area.

Gloria Taylor  
Westover Garden Resident

Sent from my iPhone

**From:** Vonck, Kevin J. - PDR  
**To:** charlescordel@icloud.com; PDR Land Use Admin  
**Cc:** Oliver, Alyson E. - PDR; Brown, Jonathan W. - PDR  
**Subject:** RE: C store development at 7100 Jahnke Rd Richmond  
**Date:** Monday, December 2, 2024 3:05:08 PM  
**Attachments:** [image001.png](#)  
[image005.png](#)

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Thank you for your comments. I am forwarding them to members of the City Planning Commission, who will be considering this ordinance tomorrow at 6 p.m.

<https://richmondva.legistar.com/MeetingDetail.aspx?ID=1162464&GUID=4D7B9CE9-3A8E-4862-8333-6F1108377E35>

\\ kjv

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

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**From:** charlescordel@icloud.com <charlescordel@icloud.com>  
**Sent:** Wednesday, November 27, 2024 15:26  
**To:** PDR Land Use Admin <dcdLandUseAdm@rva.gov>; Vonck, Kevin J. - PDR <Kevin.Vonck@rva.gov>  
**Subject:** C store development at 7100 Jahnke Rd Richmond

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Hello there,

I have been asked by our new councilwoman Sara Abubaker to contact city on these two emails. She is totally against this project and has shown strong support for our neighborhood and people of 4th District.

I am writing today to express my concerns and disapproval of the proposed Special Use Permit and project plan for the use of 7100 Jahnke Road (Hioaks Rd and Jahnke Rd intersection NW)

Our neighborhood has been fighting against this development for past two years and now city has sneaked it in council meeting when there is new councilwoman for our district and it's busiest time of year. Below are the issues I can see as well as those brought up in conversations with other homeowners or residents of the area.

The reason for my disapproval is the lack of foresight and consideration for said neighborhood. Of which, most homes in this neighborhood are primary residence, single family homes.

Owner of property is not Chippenham but some convenience store owner who has clearly labeled plans as "store" while city officials are writing "commercial space" every where on their report. Tricky owner did not even made change in application to declare themselves and they have bought this property since January 2023. Housing has 7 STR which will be nothing less than unregulated motel in a family neighborhood.

Please stop this development and let us residents live in our suburban neighborhood. It would have been better if they had made actual residential apartments that solves normal housing problem rather than 600 square feet tiny units and 4000 square feet corner store. City just approved a gas station and convenience store opposite to our homes in November as well.

Regards,

Charles

# ONE IS ENOUGH.

## Save Our Neighborhood from yet another Corner Store and a cluster of Short-Term Rentals

**Where:** **7100 Jahnke Rd**, now a nice vacant wooded northwest corner lot of Jahnke and Hioaks Rd, along the Old Jahnke Rd connection to residential areas, with their planned entrance facing your neighbors!

**What:** Almost 4,000 square ft labeled "Store" (will it be like their other predatory store at **1641 Commerce Rd**?)  
14 Apartments including 7 short-term rentals  
29 parking spaces

**When:** City Planning Commission meeting: **Dec 3, 2024 6:00pm**  
City Council meeting: **Dec 9, 2024 6:00pm**

**Who:** True current owner is **Marwa Enterprises LLC** (8730 Buford Square PL, N Chesterfield VA 23235). The original application owner was Chippenham Hospitals. City records shows Marwa Enterprises LLC bought the property on 1/19/2023. This is NOT the hospital's development.

### Facts:

- The City JUST approved a store and gas station on the other side of Jahnke Rd. **Isn't ONE ENOUGH???**
- **Marwa Enterprises LLC's** address shows another business owned by Baadan & AWD LLC. Drive by their store at **1641 Commerce Rd**. Go on in and see what is coming here. It's a messy corner store running illegal gambling machines and selling glass pipes for drugs. Is that a good use for our neighborhood? The owner's own plans confirm the commercial square footage is to be a "Store" with all the parts of a **PREDATORY CORNER STORE**.
- Development of up to 7 short term rentals is like having a small **UNREGULATED MOTEL** and it will not be contributing toward the actual affordable housing problem of the City. Motels and corner stores have huge proven **CRIME PROBLEMS** related to drugs, shootings and prostitution on Midlothian Turnpike and Commerce Rd and this owner is planning to mix both in our neighborhood. Just look at their other property!
- Hioaks Rd between Jahnke Rd toward Boulder Creek Rd is a **RESIDENTIAL NEIGHBORHOOD STREET**.
- The only planned **ENTRANCE** for traffic is Hioaks Rd which is in the residential neighborhood.
- There is no commercial history for this property... until this owner bought it this year before asking for this use, this property has always been a **TREE BUFFER** owned by the hospital. There are no commercial uses along this side of Jahnke... it's a **SUBURBAN NEIGHBORHOOD**.
- **Richmond 300 Plan** could arguably put community commercial directly on Jahnke Rd but it **SHOULD NOT** be on Hioaks Rd back in our neighborhood.
- The hospital is across Jahnke, not on our side of Jahnke. A glass pipes store is not for us to walk to and is not for the hospital. This is designed to pull traffic off Chippenham and into our neighborhood like a Commerce Rd **REST STOP**.
- The whole neighborhood has **REJECTED** this proposal since 2022 in council meetings and letters signed by most residents.
- **4<sup>th</sup> District City Council Person Hon. Kristen Nye** has historically opposed this project. Bringing this matter up in her last month on City Council is a **PRESSURE TACTIC** trying to take advantage of politics. Please let her know you don't want this!
- **New 4<sup>th</sup> District Council Person Hon. Sara Abubakar** needs to know this proposal is **TOTALLY OPPOSITE** of our shared vision for 4<sup>th</sup> District and it shouldn't be crammed down on us before she takes her place on City Council!

**ACT:** Email about your opposition today to Kristen Larson at [Kristen.nye@rva.gov](mailto:Kristen.nye@rva.gov) and Sara Abubakar at [4thdistrict@sarahabubaker.com](mailto:4thdistrict@sarahabubaker.com). Please tell them you live in the 4<sup>th</sup> District and don't want a corner store and a short-term rental motel next door to you!

**Current noise level  
on Hioaks Rd 11/24/2024**



**Proposed entrance  
from the neighborhood**



**Developer's current business on Commerce Rd**





**From:** [Vonck, Kevin J. - PDR](#)  
**To:** [Threnodiez Baugh](#)  
**Cc:** [Oliver, Alyson E. - PDR](#); [Brown, Jonathan W. - PDR](#)  
**Subject:** RE: Ordinance number ORD.2024-312 7100 Jahnke Road  
**Date:** Monday, December 2, 2024 3:03:46 PM  
**Attachments:** [image001.png](#)  
[image003.png](#)

---

Thank you for your comments. I am forwarding them to members of the City Planning Commission, who will be considering this ordinance tomorrow at 6 p.m.

<https://richmondva.legistar.com/MeetingDetail.aspx?ID=1162464&GUID=4D7B9CE9-3A8E-4862-8333-6F1108377E35>

\\ kjv

Kevin J. Vonck, Ph.D.

Director

(o) 804-646-3741 (c) 804-292-4854

(e) [kevin.vonck@rva.gov](mailto:kevin.vonck@rva.gov)

(w) [rva.gov/planning-development-review](http://rva.gov/planning-development-review)

(m) 900 E. Broad St., Room 511, Richmond, Va. 23219-1907

---

**From:** Threnodiez Baugh <[anewthing@verizon.net](mailto:anewthing@verizon.net)>  
**Sent:** Monday, December 2, 2024 12:02  
**To:** Vonck, Kevin J. - PDR <[Kevin.Vonck@rva.gov](mailto:Kevin.Vonck@rva.gov)>  
**Subject:** Ordinance number ORD.2024-312 7100 Jahnke Road

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Dear Mr. Vonck:

I am a property owner on Westcott Drive. I am in opposition to the Special Use Permit for 7100 Jahnke Road for the following reasons:

1. There are already 2 service stations that dispense fuel on Jahnke Road and in close proximity to 7100 Jahnke Road.
2. There are already apartment complexes on Jahnke road and another one is not needed. Additionally, should nurses etc. working at the hospital need housing, there are already options, such as long-stay hotels, nearby and available.

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 7100 Jahnke Road and it is along a bus route. This area is already developed.

There is clearly no need for this new development and I ask that you deny this special use permit and allow the area to remain as it is currently zoned.

Thank you for your consideration.

Threnodiez Baugh

804.513.5464

[anewthing@verizon.net](mailto:anewthing@verizon.net)

**From:** [Vonck, Kevin J. - PDR](#)  
**To:** [rkburns23@icloud.com](mailto:rkburns23@icloud.com)  
**Cc:** [PDR Land Use Admin](#); [Oliver, Alyson E. - PDR](#); [Brown, Jonathan W. - PDR](#)  
**Subject:** RE: Jahnke Road Development  
**Date:** Monday, December 2, 2024 3:04:34 PM

---

Thank you for your comments. I am forwarding them to members of the City Planning Commission, who will be considering this ordinance tomorrow at 6 p.m.

<https://richmondva.legistar.com/MeetingDetail.aspx?ID=1162464&GUID=4D7B9CE9-3A8E-4862-8333-6F1108377E35>

\\ kjv

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

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

From: [rkburns23@icloud.com](mailto:rkburns23@icloud.com) <[rkburns23@icloud.com](mailto:rkburns23@icloud.com)>  
Sent: Sunday, December 1, 2024 09:58  
To: Vonck, Kevin J. - PDR <[Kevin.Vonck@rva.gov](mailto:Kevin.Vonck@rva.gov)>  
Cc: PDR Land Use Admin <[dcdLandUseAdm@rva.gov](mailto:dcdLandUseAdm@rva.gov)>  
Subject: Jahnke Road Development

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Mr. Vonck,

While I am not a resident of the 4th district, I have pastored Crestwood Presbyterian Church on Jahnke Road for over 18 years. I am writing to strongly object to the proposed development of properties just east of Chippenham Hospital. It is my understanding that properties on one or perhaps both sides of the 7000 block of Jahnke Road are to include gas stations, a corner store and apartments. Given the suburban residential nature of that area and the proximity of gas stations and grocery and convenience stores just east of the proposed development, such development seems unnecessary and unattractive, not fitting with that section of Jahnke Road. The nature of the business environment around Jahnke Road's current gas and convenience stores further East does not feel safe or healthy for area residents. I see no reason to believe the new projects would be any different. The proposed development would be more likely to diminish rather than foster a vibrant neighborhood.

Our congregation has invested significantly in this community for decades. We currently host a weekly dinner for our neighbors. We are very supportive of those things that would enhance the quality of the community. I am quite skeptical that the proposed Jahnke Road development plans will ultimately prove fruitful in bettering the

neighborhood. Rather, I believe they will ultimately become eyesores likely to detract from the quality of life in our neighborhood. I hope steps are taken such that this project will not move forward.

Sincerely,

Robert Burns  
Campus Pastor  
Crestwood Presbyterian Church  
6627 Jahnke Road  
804-916-0751

**From:** [Vonck, Kevin J. - PDR](#)  
**To:** [Oliver, Alyson E. - PDR](#)  
**Cc:** [Brown, Jonathan W. - PDR](#)  
**Subject:** FW: Vote NO on Ordinance ORD.2024-312 - Retail and short-term rental development at 7100 Jahnke Rd, Richmond, VA 23225  
**Date:** Monday, December 2, 2024 3:01:17 PM  
**Attachments:** [image001.png](#)  
[image003.png](#)

---

Kevin J. Vonck, Ph.D.

Director

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(e) [kevin.vonck@rva.gov](mailto:kevin.vonck@rva.gov)

(w) [rva.gov/planning-development-review](http://rva.gov/planning-development-review)

(m) 900 E. Broad St., Room 511, Richmond, Va. 23219-1907

---

**From:** Micah Circe <[micahcirce@gmail.com](mailto:micahcirce@gmail.com)>  
**Sent:** Monday, December 2, 2024 12:47  
**To:** [admin@rva.gov](mailto:admin@rva.gov); Vonck, Kevin J. - PDR <[Kevin.Vonck@rva.gov](mailto:Kevin.Vonck@rva.gov)>  
**Cc:** Nye, Kristen M. - City Council <[Kristen.Nye@rva.gov](mailto:Kristen.Nye@rva.gov)>; PDR Land Use Admin <[dcdLandUseAdm@rva.gov](mailto:dcdLandUseAdm@rva.gov)>; Vonck, Kevin J. - PDR <[Kevin.Vonck@rva.gov](mailto:Kevin.Vonck@rva.gov)>; Brown, Jonathan W. - PDR <[Jonathan.Brown@rva.gov](mailto:Jonathan.Brown@rva.gov)>; Jo Ann M <[rps4jm@gmail.com](mailto:rps4jm@gmail.com)>  
**Subject:** Re: Vote NO on Ordinance ORD.2024-312 - Retail and short-term rental development at 7100 Jahnke Rd, Richmond, VA 23225

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Dear Planning & City Council Members

You probably get a lot of emails to read. I'll make this easy and summarize: Why This SUP Should Be Denied

Special Use Permits are intended for **projects that align with and enhance the community's long-term vision**, not for developments that clash with designated zoning and disrupt the character of the area. This proposal fails to meet those criteria and does not provide any significant benefit to the community that would justify such a departure from the established plan.

The long version:

As a resident of the district this falls in, please vote No on the proposed retail and short-term rental development at 7100 Jahnke Rd, Richmond, VA 23225, as outlined

in Ordinance Number ORD.2024-312. This project seeks a Special Use Permit (SUP) that fundamentally contradicts the intended zoning and permitting for this area, prioritizing development over the needs and values of the neighborhood and Richmond planning (see RVAgreen 2050).

### **The Problems With This Special Use Permit**

1. Misalignment with Designed Zoning

The zoning for this area was specifically designed to support residential and community-focused development. Granting a Special Use Permit to introduce retail and short-term rentals undermines these principles, setting a concerning precedent for disregarding Richmond's comprehensive planning and zoning framework.

2. Short-Term Rentals Are Already Represented

There are over 20 existing short-term rental options within the area, all in owner-occupied homes. These types of rentals attract guests that are more respectful of the neighborhood, as the property owners are present and engaged in the community. The proposed development, with absentee landlords and multiple units, encourages less accountability and lower-quality guests, disrupting the safety and character of the neighborhood.

3. Retail Already Exists And Is Vacant

There are multiple vacant retail spaces under a mile that are underdeveloped, highlighting a lack of demand. This also raises the question why existing properties are not being prioritized for redevelopment. New retail at this location is redundant and inefficient, and fails to align with sustainable urban development and thoughtful community planning that is the pride of Richmond.

4. Traffic and Safety Risks

Jahnke Rd already experiences significant traffic congestion. Adding retail and short-term rental traffic will exacerbate these issues, increasing risks for pedestrians and cyclists, especially children and seniors. This area is not designed to handle the influx of vehicles this development would bring.

5. Environmental and Infrastructure Impacts:

The project will strain local infrastructure and contribute to noise, air pollution, and stormwater runoff. Without strict adherence to green building practices and infrastructure upgrades, the environmental cost will outweigh any potential benefit.

### **Recommendations for Alternatives**

If development at this site is deemed necessary, it should:

- Focus on long-term, affordable housing to address community needs.
- Align with existing zoning and neighborhood design principles.
- Include comprehensive traffic and environmental impact studies.
- Adhere to Richmond's comprehensive plan for sustainable, community-centered growth.

As our representative for this district, and the families and kids living here, please reject ORD.2024-312 and uphold the integrity of Richmond's zoning framework. We Richmoneders pride ourselves on thoughtful, intentional development that reflects our values and preserves our neighborhood's character. This SUP does not meet that.

Thank you for your consideration and commitment to Richmond's future.

Sincerely,

Micah Circe

6822 Westcott Dr

**From:** [Vonck, Kevin J. - PDR](#)  
**To:** [Oliver, Alyson E. - PDR](#)  
**Cc:** [Brown, Jonathan W. - PDR](#)  
**Subject:** FW: 7100 Jahnke Road - Proposal  
**Date:** Monday, December 2, 2024 3:04:05 PM

---

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

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

From: Gloria Taylor <[4gloriajtaylor@gmail.com](mailto:4gloriajtaylor@gmail.com)>  
Sent: Monday, December 2, 2024 11:43  
To: [4thdistrict@sarahabubaker.com](mailto:4thdistrict@sarahabubaker.com); Vonck, Kevin J. - PDR <[Kevin.Vonck@rva.gov](mailto:Kevin.Vonck@rva.gov)>; Brown, Jonathan W. - PDR <[Jonathan.Brown@rva.gov](mailto:Jonathan.Brown@rva.gov)>; Nye, Kristen M. - City Council <[Kristen.Nye@rva.gov](mailto:Kristen.Nye@rva.gov)>; PDR Land Use Admin <[dcdLandUseAdm@rva.gov](mailto:dcdLandUseAdm@rva.gov)>  
Subject: 7100 Jahnke Road - Proposal

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> Regarding:

> Property address  
> 7100 Jahnke Rd  
> Richmond VA 23225  
>  
> Ordinance number ORD.2024-312

I am opposed to proposal to build a multi use building with commercial and residential units. The parcel of land is situated in a residential area, is too small for the building burden and parking, as well as the traffic disruption it would cause.

We have enough commercial enterprises along Jahnke as well as new apartments and housing. This building is not needed.

The new building would disrupt the neighborhood and bring additional unwanted auto and person traffic to the area. We have people sleeping in the Post Office across the street and panhandling on Hioaks. We don't need another reason for people to be drawn to the area.

Gloria Taylor  
Westover Garden Resident



Sent from my iPhone

**From:** [Vonck, Kevin J. - PDR](#)  
**To:** [Oliver, Alyson E. - PDR](#)  
**Cc:** [Brown, Jonathan W. - PDR](#)  
**Subject:** FW: 4th District  
**Date:** Monday, December 2, 2024 3:00:54 PM  
**Attachments:** [image001.png](#)  
[image003.png](#)

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First of many coming your way today. \\ kjv

Kevin J. Vonck, Ph.D.

**Director**

(o) 804-646-3741 (c) 804-292-4854

(e) [kevin.vonck@rva.gov](mailto:kevin.vonck@rva.gov)

(w) [rva.gov/planning-development-review](http://rva.gov/planning-development-review)

(m) 900 E. Broad St., Room 511, Richmond, Va. 23219-1907

---

**From:** Dot Terhorst <[dotterhorst@gmail.com](mailto:dotterhorst@gmail.com)>

**Sent:** Monday, December 2, 2024 13:20

**To:** Nye, Kristen M. - City Council <[Kristen.Nye@rva.gov](mailto:Kristen.Nye@rva.gov)>; 4thdistrict@sarahabubaker.com; Brown, Jonathan W. - PDR <[Jonathan.Brown@rva.gov](mailto:Jonathan.Brown@rva.gov)>; Vonck, Kevin J. - PDR <[Kevin.Vonck@rva.gov](mailto:Kevin.Vonck@rva.gov)>

**Subject:** 4th District

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My husband and I have been living in the 4th district for over 40 years specifically the area where where this posposed development on Jahnke Road is. **We are totally opposed to this.** There is enough crime in the area. There is a public park entrance near there and we don't need any more convenience stores or gas stations or hotels which will cause more issues in the area. When we moved to the area it was **THE PLACE** to move to, the reputation has since gone down hill, howver we are proud of the 4th district and its community.

**THANK YOU for your consideration.**

D & H Terhorst

**From:** charlescordel@icloud.com  
**Sent:** Monday, November 25, 2024 5:42 PM  
**To:** Brown, Jonathan W. - PDR  
**Subject:** Comments for 7100 Jhanke Rd  
**Attachments:** [One is Enough.pdf](#)

# ONE IS ENOUGH

## Save Our Neighborhood yet another Corner Store and a cluster

**Where:** **7100 Jahnke Rd**, now a nice vacant wooded northwest corner lot at the  
Jahnke Rd connection to residential areas, with their planned entrance

**What:** Almost 4,000 square ft labeled "Store" (will it be like their other projects?)  
14 Apartments including 7 short-term rentals  
29 parking spaces

**When:** City Planning Commission meeting: **Dec 3, 2024 6:00pm**  
City Council meeting: **Dec 9, 2024 6:00pm**

**Who:** True current owner is **Marwa Enterprises LLC** (8730 Buford Sq) The  
original application owner was Chippenham Hospitals. City records show  
the property on 1/19/2023. This is NOT the hospital's development

### Facts:

- The City JUST approved a store and gas station on the other side of the road
- **Marwa Enterprises LLC's** address shows another business owner has a  
store at **1641 Commerce Rd**. Go on in and see what is coming in. It's a  
illegal gambling machines and selling glass pipes for drugs. Is the  
owner's own plans confirm the commercial square footage is to be a  
**PREDATORY CORNER STORE.**
- Development of up to 7 short term rentals is like having a small hotel  
contributing toward the actual affordable housing problem of the neighborhood

## Current noise level on Hioaks Rd 11/24/2024



## Proposed from the



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Sent from my iPhone

**From:** PDR Land Use Admin  
**Sent:** Tuesday, November 26, 2024 9:31 AM  
**To:** Brown, Jonathan W. - PDR  
**Subject:** FW: 7100 Jahnke Rd proposal

---

**From:** maryajain <[maryajain@protonmail.com](mailto:maryajain@protonmail.com)>  
**Sent:** Monday, November 25, 2024 11:41 AM  
**To:** PDR Land Use Admin <[dcdLandUseAdm@rva.gov](mailto:dcdLandUseAdm@rva.gov)>  
**Subject:** 7100 Jahnke Rd proposal

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Attention Land Use Admin:

I am a homeowner and resident near this proposed project on Jahnke Rd. Richmond, Va. This zoning change request gained a lot of public attention and opposition when it was first proposed and the residents of this area assumed it had been dropped. It is now back up for consideration after the developer got recent approval of another project very close by for a similar plan, including a gas station. Residents were very opposed to that project, but it was approved anyway.

The latest project, by the same developer, involves removing the existing green space and building a combination of short term rentals, small studio style apartments, a retail space and parking lot. First, short term rental laws normally require the owner to reside in the dwelling and the length of guest stays are often limited to a minimum of three days. These laws are in place to protect neighbors. According to what I understand with this zoning change request, the law is literally re-written, allowing for something similar to a hotel, with no landlord on the premises. This is a big concern to neighbors.

Our neighborhood is close to Chippingham Parkway and is already quite noisy due to 24 hr traffic. The green space, including Powhite Park and trails, acts as a natural noise buffer. We can actually tell a difference in the noise level in winter after the leaves have fallen. Construction projects normally involve removing all trees and possibly re-planting seedlings or bushes. I feel that this project would allow for an big increase in noise level for our community and increased traffic congestion.

Very little is known about the proposed construction quality, whether any green space would remain, details of the rentals, and the type of retail business the developer is considering. There is a wide range of business establishments allowed with this zoning change. If approved, we will have no control over the type of retail that opens, or of business types of future owners. Our quality of life will definitely be degraded by the first project, and now we are having to fight another undesirable proposal.

At a minimum, residents are requesting that this decision be delayed until 2025. We thought this project was dead, yet here we are with a push by the developer to get approval before January 1st, 2025. We ask that the city and elected leaders delay this proposed zoning change and provide more clarity and details to the residents.

Thank you, Mary Jain

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



**From:** Roakes, Raymond A. - PDR  
**Sent:** Tuesday, November 26, 2024 9:00 AM  
**To:** Brown, Jonathan W. - PDR  
**Subject:** FW: Hioaks /Jahnke Rd

Hey Jonathan, forwarding you this email from a citizen.

Thanks,

**Ray Roakes**

Urban Design Planner | authentiCITY Studio  
Secretary Urban Design Committee  
804-646-5467 | [raymond.roakes@rva.gov](mailto:raymond.roakes@rva.gov)

---

**From:** Marcell Tratzinski <[isrm4u@yahoo.com](mailto:isrm4u@yahoo.com)>  
**Sent:** Monday, November 25, 2024 7:48 PM  
**To:** Roakes, Raymond A. - PDR <[Raymond.Roakes@rva.gov](mailto:Raymond.Roakes@rva.gov)>  
**Subject:** Hioaks /Jahnke Rd

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Greetings

I am a homeowner on Hioaks Road. Last week I had to call the police to remove a that was sleeping in my storage shed, it was very scary, our fear in this family oriented quiet secluded neighborhood is that , with a convenience store and temporary housing units being placed right at the entrance of our dead end street, it puts us in danger of more frequent incidents, trash on the street, cluttering of vehicles and strangers coming into the neighborhood having to u-turn in our driveways

This is not a area for a store. It should be left residential. Because it will also bring our property value down.

I say no, to people who live far away from here buying in a residential neighborhood for profit and are not concerned about our safety.

Marcell Miller  
Hioaks Rd

[Sent from Yahoo Mail for iPhone](#)

To whom it may concern,

I am writing today to express my concerns and disapproval of the proposed plan submitted by:

**Will Gillette on behalf of**

*Baker Development Resources.  
(e)will@bakerdevelopmentresources.com  
(c)864.377.9140  
530 East Main Street, Suite 730  
Richmond, VA 23219*

**The related project is focused on the following location:**

*7100 Jahnke Road (Hioaks Rd and Jahnke Rd intersection NW)*

***This project also requires a Special Use Permit***

Below are the issues I can see as well as those brought up in conversations with other homeowners or residents of the area.

As a homeowner on Old Jahnke Rd, whose home is approximately 100 yards away from the proposed location, I am writing today to express **my concerns and disapproval of the proposed plan submitted (outlined above).**

**The reason for my disapproval is the lack of foresight and consideration for said neighborhood. Of which, most homes in this neighborhood are primary residence, single family homes.**

**Issues with “neighborhood appeal”:**

**The proposal states:**

*“When complete, the proposed building, which has been designed by a local architect, would be three stories in height, include a ground floor commercial space and 13 dwelling units. The housing units would be utilized for short-term rental units...”*

Most homes are situated on ¼ - 5 acre lots with off street / garage parking. Most of these families have chosen this location because of its peaceful and delicate “neighborhood appeal”. The installation of short-term housing, under the “special use permit” and the addition of what would eventually become the equivalent of a 7/11 would directly and negatively affect this “neighborhood appeal” and the families who sought out such.

There are also no buildings in the area more than 2 stories tall, with the exception of the hospital.

**Issues with Traffic:**

**The proposal states:**

*“mixed-use development with surface parking on the currently vacant Property. The site layout generally consists of a building fronting on Jahnke Road with a corner commercial space oriented toward Jahnke and Hioaks Roads and a surface parking area on the eastern portion of the Property accessed off Hioaks Road. The parking area will contain 25 off-street parking spaces and will be accessible by a new curb cut off Hioaks Road.”*

In addition to the negative effect these proposals would have on the “neighborhood appeal” these proposals would inherently cause unwarranted and avoidable traffic dangers along Jahnke and Old Jahnke Roads. Neither of which have sidewalks for pedestrian traffic.

Today, no one can walk safely down the northern side of Jahnke Rd between Westover Gardens Blvd and Hioaks and currently IF there is a need to cross at the intersection of Jahnke and Hioaks Roads, it is extremely dangerous.

In addition to the issues outlined above, the addition of traffic potentially created at the intersection of Hioaks and Jahnke Roads, will directly affect, in a negative way, the ability of Chippenham Hospital’s Emergency response / Ambulatory services. And I can only assume this, in conjunction with the pending traffic from the existing and already underway project on the south eastern corner, would also cause some traffic concerns and issues for the existing Medical Office located on the north eastern side of this same intersection.

In addition to the potential Jahnke Road and Hioaks Road traffic issues caused by this project it would have a similar, if not more intrusive impact on Old Jahnke Rd and all other surrounding streets.

The street this parking area is designated to outlet into is a cul-de-sac and is not designed for traffic of this type and will certainly have a negative effect.

Most, if not all of the connecting streets around this intersection are dead end streets or cul-de-sacs with no outlets. This means there is only one way into this proposed development and one way out. The alternative traffic pattern would force traffic down Old Jahnke Rd to the outlet of yet another cul-de sac on Westover Gardens Blvd. Thus generating a bottleneck of traffic on both Jahnke and Old Jahnke Roads.

And again, as mentioned previously, none of the streets, roads or avenues mentioned in this scenario have pedestrian walkways or on street parking. Thus seriously complicating the traffic and increasing the pedestrian dangers.

Today, there is already an issue with drivers avoiding 2 streetlights on Jahnke Road and speeding down Old Jahnke Rd between Westover Gardens Blvd and Hioaks Rd.

Their approach is as follows:

- Light at Westover Gardens Blvd turns RED

- Right hand turn on Westover Gardens Blvd and an immediate left on Old Jahnke Rd....

- Speed down Old Jahnke Rd and ....

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- And...

- since we are a right turn on red state, turn right on Red light at Hioaks and Jahnke.

This pattern would become even worse with the addition of these projects to the proposed location. Not to mention what may occur with the additional store traffic. In short, disastrous for all parties.

## **Issues with unwarranted personal engagements:**

### **The proposal states:**

*“The commercial space is intended to be occupied with a small-scale commercial use that serves day-to-day convenience needs of neighborhood residents. The proposed commercial use would be limited in type and scale and would be intended to provide for the convenience of neighborhood residents within walking distance, to respect the primary residential character of the neighborhood. The proposed parking area will provide ample parking both for residents of the building and patrons of the commercial space.”*

This, in my opinion, is certainly not an accurate assessment. I say this because there are many stores within walking distance to the East of said intersection. Some of which are Food Lion, a “7/11”, 2 Gas Stations, a Chinese Food restaurant and many more.

As stated previously, the neighborhoods this proposal would affect are neighborhoods chosen by the residents to avoid the proposed commercial use establishments outlined in the proposal.

These neighborhoods are just outside of the southern tip of Powhite Park and in most cases, the residents of these neighborhoods purposefully chose this neighborhood because of its tranquility and association to nature itself. Adding a 'convenience store' on the corner is certainly most would resist if they knew about the proposal.

***The neighborhood:***

Many people walk these streets as a daily routine for health and wellness reasons. The introduction of the proposed projects would reduce this tranquility to the point of eliminating the health and wellness benefits of the neighborhood and thus is not wanted by all those whom are aware of the situation and have, to date, signed the petition.

***I can assure you there are more who also agreed that this is not what this neighborhood needs or wants. However, many just aren't aware of the situation yet. This is currently being rectified.***

In closing, this letter is to serve as a plea to stop this ridiculous assumption that this project would be useful to our neighborhood as we, the people of this neighborhood, disagree.

The neighborhood would no longer be an appealing, tranquil place for those who sought it out.

The existing businesses would be impacted by the traffic generated by this proposal.

The Hospital may experience traffic issues which may also have life threatening effects.

Not to mention, each of the effected entities mentioned above would now have to potentially adjust for the negative interactions often associated with most convenient stores in this type of setting.

This is, in my opinion, a selfish means of making money without any consideration to the affect on the neighborhood.

Thank you in advance for your efforts to assist in stopping this proposal from moving forward as this is not in the best interest of the neighborhood nor the community.

Respectfully,

B. A. Rowland

(804) 868 – 0093

Old Jahnke Rd resident

Disable Veteran

Taxpayer and Registered Voter.....

**From:** maryajain <maryajain@protonmail.com>  
**Sent:** Wednesday, November 20, 2024 3:20 PM  
**To:** Brown, Jonathan W. - PDR  
**Subject:** 7100 Jahnke Rd. ....resident concerns and request for delay

**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.

Mr. Brown, thank you for answering some of my questions related to the proposed Jahnke Rd. Apt./retail project. Please feel free to share this with those involved in decision making.)

Many residents of this area feel that their comments have fallen on deaf ears as it relates to quality of life concerns. We were surprised and disappointed that the gas station project (7001 Jahnke) went forward without more clarity as to details of the retail component and restaurant quality. No resident wanted the gas station, period. It is our hope that our concerns will be taken more seriously with the 7100 Jahnke proposal.

I was surprised to learn that this request for a zoning change has greater implications than I knew. For example, the range of qualifying retail businesses is very broad. There is a definite difference between the impact of a business such as a vaping shop, convenience store, tattoo parlor, some types of party venues, hair salons, laundry establishments, etc., and that of a quality restaurant, coffee shop or retail outlet. This type of zoning permit is flawed in its current form because it includes some businesses that are detrimental to residents, their quality of life and their home values. There should be a provision that takes resident concerns into consideration, and allows for prohibition of some businesses that are currently on the approved list. This could be accomplished if there was the will of the city.

Short term rental laws normally require the owner to reside in the dwelling and the length of guest stays are often limited to a minimum of three days. These laws are in place to protect neighbors. According to what I understand with this zoning, the law is literally re-written, allowing for something similar to a hotel, with no landlord on the premises. This is unacceptable.

Finally, the one positive of this residential area is the green space, including Powhite Park. The only complaint of the park trails is that the traffic noise from Chippingham Parkway is loud. In winter when the leaves have fallen, the noise level increases a great deal in the park and neighborhood. Green space acts as a noise buffer. Construction projects normally involve removing all trees and possibly re-planting seedlings or bushes. This project would definitely allow for an increase in noise level for our community. The noise is not just during rush hour, but 24 hrs a day, seven days a week. In addition, the wildlife sighting level has steadily decreased over the last few years. I attribute this to the recent increase in construction and reduction of green space.

As a community, we have asked that our concerns be addressed. Unfortunately, the general consensus is that the city/elected leaders are interested in the potential tax revenue and in pleasing developers, not being bothered by residents. We also pay taxes and deserve better. Please take the time to consider our concerns. At a minimum, this decision should be delayed until 2025, giving the residents time to

better understand the developer's clear plan and discuss possible compromises. I am asking that the city inform us as to how a delay can be accomplished.

Thank you, Mary Jain

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

**From:** Charles Myers <cem299@gmail.com>  
**Sent:** Thursday, November 21, 2024 11:37 AM  
**To:** Vonck, Kevin J. - PDR  
**Cc:** Brown, Jonathan W. - PDR; Nye, Kristen M. - City Council;  
pdrlanduseadm@rva.gov  
**Subject:** From Charles and Jo Ann Myers re ORD 2024-312, 7100 Jahnke Road

Some people who received this message don't often get email from [cem299@gmail.com](mailto: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.

About 7100 Jahnke Road, ORD 2024-312.

We don't understand some things about the short-term rental project which is proposed for our neighborhood. The proposal for 7100 Jahnke calls for 14 apartment units and also for street level retail. As proposed, The **SUP seems to violate the STR rules**, that are intended to protect our City neighborhoods. Seven units would be regular rentals and seven units would be short-term rentals. To our best of knowledge, no owner of the property would be living there (as is required for regular short-term rentals in the city). There seems to be much possibility for neighborhood disruption--noise, trash, traffic, neglect, public safety--with this many unsupervised short-term units.

Mr. Vonck, please provide guidance to us by answering the following 4 questions.

Q1..How would anyone be able to know if this business is keeping 7 units as regular rentals and 7 units remaining as short-term? Q2.. Does any City agency check up on whether short-term rentals are following the rules? Q3..How does the City distinguish between a small hotel (which this seems to us to be) and short-term rentals? Q4..How many rental units in the same building does it take to be called a hotel and, thus, the need to follow hotel rules?

Why have STR rules if they are not going to be followed by everyone? And why have STR rules if they will not be enforced? We understand that the Planning Department may not be in the business of enforcing the rules. However, the Planning Department should **ANTICIPATE the problems that approving this project ARE LIKELY TO CAUSE.**

The neighborhoods in the Jahnke Road area are already having safety issues which planners should consider in approving projects. For example, here are some recent events. On November 4, 2024, there was a daylight shooting less than a mile away just past Brown Middle School. A few weeks ago, a neighbor on Hioaks Road had to call the police because someone was sleeping in his shed. There was an attempted home break-in in Westover Gardens this fall. There were two home break-ins on Old Jahnke Road within the past year. There was a car accident at Hioaks and Jahnke about a week ago and many monthly. Inserting a continual stream of short-term renters

and retail customers into our residential neighborhoods would make us less safe. These are not just traffic and police matters to be handled by some other department. Planning decisions affect safety. The proposed project would **INCREASE SAFETY HAZARDS** and ultimately would not be optimal for the owners' business investment either. Do NOT allow the SUP for 7100 Jahnke Road to be approved as it is written.

Charles and Jo Ann Myers, Westover Gardens

Cc [Kristen.Nye@rva.gov](mailto:Kristen.Nye@rva.gov), [PDRLandUseAdmin@rva.gov](mailto:PDRLandUseAdmin@rva.gov), and [jonathan.brown@rva.gov](mailto:jonathan.brown@rva.gov)  
November 21, 2024



To whom it may concern,

I am writing today to express my concerns and disapproval of the proposed plan submitted by:

**Will Gillette on behalf of**

*Baker Development Resources.  
(e)will@bakerdevelopmentresources.com  
(c)864.377.9140  
530 East Main Street, Suite 730  
Richmond, VA 23219*

**The related project is focused on the following location:**

*7100 Jahnke Road (Hioaks Rd and Jahnke Rd intersection NW)*

***This project also requires a Special Use Permit***

Below are the issues I can see as well as those brought up in conversations with other homeowners or residents of the area.

As a homeowner on Old Jahnke Rd, whose home is approximately 100 yards away from the proposed location, I am writing today to express **my concerns and disapproval of the proposed plan submitted (outlined above).**

**The reason for my disapproval is the lack of foresight and consideration for said neighborhood. Of which, most homes in this neighborhood are primary residence, single family homes.**

**Issues with “neighborhood appeal”:**

**The proposal states:**

*“When complete, the proposed building, which has been designed by a local architect, would be three stories in height, include a ground floor commercial space and 13 dwelling units. The housing units would be utilized for short-term rental units...”*

Most homes are situated on ¼ - 5 acre lots with off street / garage parking. Most of these families have chosen this location because of its peaceful and delicate “neighborhood appeal”. The installation of short-term housing, under the “special use permit” and the addition of what would eventually become the equivalent of a 7/11 would directly and negatively affect this “neighborhood appeal” and the families who sought out such.

There are also no buildings in the area more than 2 stories tall, with the exception of the hospital.

**Issues with Traffic:**

**The proposal states:**

*“mixed-use development with surface parking on the currently vacant Property. The site layout generally consists of a building fronting on Jahnke Road with a corner commercial space oriented toward Jahnke and Hioaks Roads and a surface parking area on the eastern portion of the Property accessed off Hioaks Road. The parking area will contain 25 off-street parking spaces and will be accessible by a new curb cut off Hioaks Road.”*

In addition to the negative effect these proposals would have on the “neighborhood appeal” these proposals would inherently cause unwarranted and avoidable traffic dangers along Jahnke and Old Jahnke Roads. Neither of which have sidewalks for pedestrian traffic.

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Thank you in advance for your efforts to assist in stopping this proposal from moving forward as this is not in the best interest of the neighborhood nor the community.

Respectfully,

B. A. Rowland

(804) 868 – 0093

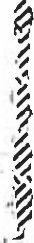
Old Jahnke Rd resident

Disable Veteran

Taxpayer and Registered Voter.....

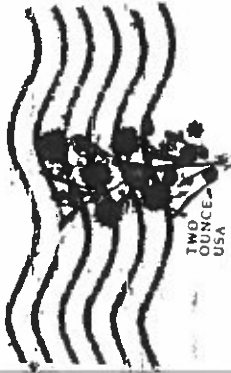


Charles E. Myers  
6832 Westcott Dr  
Richmond, VA 23225



RICHMOND VA 230

3 NOV 2022 PM 3 L



TWO  
DANCE  
USA

William C. Davidson  
Zoning Administrator  
900 E. Broad Street Room 108  
Richmond VA 23219

23219-190700



To:

Kevin J. Vonck, City Planning Director

William C. Davidson, Zoning Administrator

Matthew Ebinger, Secretary, City Planning Commission

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Urban Design Committee

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Enclosed is our letter expressing concerns about the proposal for 7100 Jahnke Road. This property is a very small wooded lot—only 0.47 acres—at the intersection of Hioaks and Jahnke Roads. It is very near the major intersection of Jahnke Road and Chippenham Parkway. 47 of our neighbors have joined us by signing our letter and thus expressing their concerns as well. Their scanned signatures are also enclosed for you to see.

We live in a very settled, wooded, beautiful residential area adjacent to the Powhite Park which brings us close to nature daily. This project suggests bringing a convenience store with apartments above for short and long term rentals into our midst. We wish to point out that a few blocks east on Jahnke, there are already two convenience stores and two gas stations that also serve as convenience stores and Food Lion, Dollar Tree, and Family Dollar too. We have more retail nearby on Midlothian and on Forest Hill Avenue. There are already massive numbers of apartments on Jahnke Road.

This neighborhood is a treasure and neither retail nor an apartment building fits in with that character. If you would like to visit our peaceful neighborhood sometime, please do so.

Jo Ann and Charles Myers



6832 Westcott Drive

Richmond, Virginia 23225 (over 50 years at this address)

November 3, 2022

The purpose of this letter is to share with you concerns that we have about a proposed development at 7100 Jahnke Road, across Jahnke Road from Chippenham Hospital. The proposal calls for a three story building containing 13 single-bedroom-short-term-rental units (one month or less) above 3500 square feet of retail space for a convenience store on the first floor and with a 25-space parking area. For reasons noted below, we believe that the proposed use of this property is not in the best long term interests of the City of Richmond residents. THIS PROPERTY SHOULD NOT BE ZONED FOR RETAIL OR FOR APARTMENT RENTALS.

1. The Richmond 300 Future Land Use Map has this area listed as Neighborhood Mixed-Use which says "highly-walkable." The intersection of Jahnke and Hioaks Roads is already DANGEROUS FOR PEDESTRIANS and is already NOT SAFELY WALKABLE. This danger does not even include the extra traffic from office buildings being built nearby, nor from the MASSIVE AMOUNT of new housing at Jahnke and German School Roads. Common at this intersection are right-turn-on-red drivers, HIGH-SPEED DRIVERS, and RED-LIGHT-RUNNERS. The bike lane that ends at this intersection requires that BIKERS SHARE Jahnke Road immediately west with drivers. Drivers going west are often distracted looking for the entrance to Powhite Park or to Chippenham Parkway and are preparing to accelerate. We ALMOST NEVER see anyone attempting to cross Jahnke Road on foot. Telling a neighborhood person that this intersection is "safely walkable" would get disbelief.
2. Short-term rentals are ALREADY AVAILABLE nearby. Airbnb has become a very popular source of extra income and is becoming more and more available. The Jahnke Road area does not offer much of interest for business travelers. Locals could fill up the units blocking out travelers and hospital patients' relatives. Rentals could range from one night to long-term. The 13 units would be an APARTMENT BUILDING THAT WOULD ALSO ALLOW SHORT-TERM AGREEMENTS.
3. A hospitalized patient's family member will often choose to SPEND NIGHTS and days in the PATIENT'S ROOM, thus saving money as well as providing assistance during the current (and predicted in the future) great shortage of nursing staff. No short-term lodging for pay would be needed nor a walk across Jahnke Road.
4. It remains to be determined how the coming revision of the Richmond Short-Term Rental rules would apply to what is planned for 7100 Jahnke Road. Even more importantly, these rules could have FUTURE REVISIONS.
5. Zoning the property for retail use is OUT OF CHARACTER with a residential neighborhood which has happily coexisted with a healthcare campus for FIFTY YEARS. The nearby offices are very good neighbors. To permit parking on Hioaks Road for retail would cause TRAFFIC PROBLEMS at this busy intersection, possibly day and night. Traffic entering 7100 Jahnke Road from Hioaks Road would also be PROBLEMATIC TO THE FLOW OF TRAFFIC. Twenty-five parking spaces would not be enough for the retail plus rentals. If the property became zoned for retail uses, who knows what type of retail might be placed there in the future if the original use failed. This area ALREADY HAS ABUNDANT RETAIL nearby in all directions. We are a very small neighborhood which cannot support additional retail. We can quickly and easily meet all needs with the already-available and close retail. Thus, there would be DUPLICATION and LIKELY RETAIL FAILURE for this small, awkward-to-access location at which 7100 Jahnke Road is located.
6. This is a very NOISY location for sleeping. HELICOPTERS land at the hospital day and night with increasing frequency since Chippenham Hospital became a trauma center. Jahnke Road, the Powhite Parkway, and Chippenham Parkway can all be heard from this location.
7. The STABILITY of our neighborhood rests on the stability of what is placed at this location. If our neighborhood declines, then so will its TAX REVENUE to the city. NEITHER RETAIL ESTABLISHMENTS NOR APARTMENTS WOULD BE A GOOD FIT FOR OUR VERY SETTLED, ESTABLISHED RESIDENTIAL NEIGHBORHOOD

Signature page



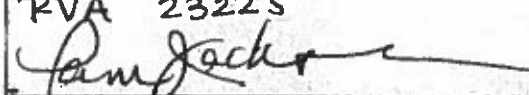
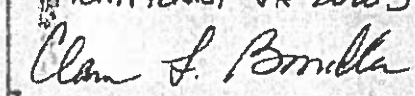
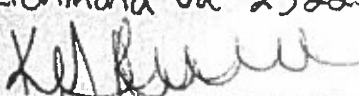
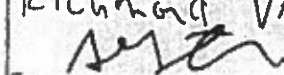
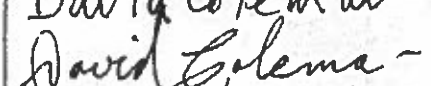

<p>Jo Ann B Myers <i>Jo Ann B Myers</i>          Charles E Myers <i>Charles E Myers</i>          6832 Westcott Drive          Richmond VA 23225          10/29/2022</p>	<p>Meiba Lajara          1408 Westover Gardens Blvd          Richmond, VA 23225          10/29/2022 <i>Meiba Lajara</i></p>
<p>Michael D. Walls, Ph.D.          6811 Westcott Dr          Richmond VA 23225  <i>Michael D. Walls</i> 10/29/2022</p>	<p>Rafael Gonzalez          1408 Westover Gardens Gardens Blvd          Richmond VA 23225          10/29/22 <i>Rafael Gonzalez</i></p>
<p>Threnodiez Baugh          6801 Westcott Dr          Richmond, VA 23225  <i>Threnodiez Baugh</i> 10/29/22</p>	<p>Paul W. Stairs          1409 Westover Gardens Blvd          Richmond, VA 23225          10/29/22 <i>Paul W. Stairs</i></p>
<p>Ojeda R. Wade          6801 Westcott Dr          Richmond, VA 23225  <i>Ojeda R. Wade</i> 10-29-22</p>	<p>Drew Walls          1433 Westover Gardens Blvd.          Richmond, VA 23225          10/29/22 <i>Drew Walls</i></p>
<p>Caitlin Fox          1430 Braeside Dr.          Richmond, VA 23225  <i>Caitlin Fox</i> 10/29/22</p>	<p>Anna Schauer          1433 Westover Gardens Blvd          Richmond, VA 23225          10/29/22 <i>Anna Sch</i></p>
<p>Donald Wells          1408 Braeside Drive          Richmond, VA 23225          10/29/22 <i>Donald Wells</i></p>	<p>Kerry S. Williams          1425 Westover Gardens Blvd          Richmond VA 23225          10/29/22 <i>Kerry S. Williams</i></p>
<p>Christine Campbell 10/29/22          Andrew Smith          1400 Westover Gardens Blvd          Richmond, VA 23225  <i>Christine Campbell</i></p>	<p>Soniko Williams          1425 Westover Gardens Blvd          Richmond VA 23225          10/29/22 <i>Soniko Williams</i></p>

Signature page

<p>George Dickerson 1443 Spring Grove Dr Richmond VA 23225</p> <p><i>George Dickerson</i> 10/30/22</p>	<p>Victoria Dickerson 1443 Spring Grove Dr Richmond, VA 23225</p> <p><i>Victoria Dickerson</i> 10/30/22</p>
<p>Darryl Baugh 6801 Westcott Drive Richmond, Va</p> <p><i>Darryl Baugh</i> 10/30/22</p>	<p>Zachary Marston 1217 Westover Gardens Blvd. Richmond, VA 23225</p> <p><i>Zachary Marston</i> 10/30/22</p>
<p>Mark Lindemoor 1224 Westover Garden Blvd. Richmond Virginia 23225</p> <p><i>Mark Lindemoor</i> 10/30/22</p>	<p>ADAM WILLIAMS 1209 Westover Gardens Blvd Richmond, VA 23225</p> <p><i>Adam Williams</i> 10/30/22</p>
<p>SPRING ROWLAND 6922 OLD JAHNKE RD RVA 23225</p> <p><i>Spring Rowland</i> 10/30/22</p>	<p>Barbara A. Rowland (804) 868-0093 6922 OLD JAHNKE RD RICHMOND VA 23225</p> <p><i>Barbara A. Rowland</i> 10/30/22</p>
<p>Jason Land 6930 Old Jahnke Rd Richmond VA 23225</p> <p><i>Jason Land</i> 10/30/22</p>	<p>Kederio Thompson 7006 Old Jahnke Rd Richmond, VA 23225</p> <p><i>Kederio Thompson</i> 10/30/22</p>
<p>Michael Williams 7014 Old Jahnke Rd R'mond 23225</p> <p><i>Michael Williams</i> 10/30/22</p>	<p>Vicki Arbuckle</p> <p><i>Vicki Arbuckle</i> 10/30/22</p>
<p>LAURA BOEHMER 10/30/22 7032 OLD JAHNKE RD RICHMOND, VA 23225</p> <p><i>Laura Boehmer</i></p>	<p>Micah Cirri 10/30/22 6822 Westcott Dr Richmond 23225</p> <p><i>Micah Cirri</i></p>



Signature page

<p>Zoe Kurnac 10/30/22 1230 Westover Gardens Blvd. Richmond VA, 23225</p> 	<p>Robert Moore 10/31/22 1451 Westover's Gardens Blvd Richmond, VA 23225</p> 
<p>Pamela Jackson 10/31/22 1428 Braeside Dr. RVA 23225</p> 	<p>Deborah Tarabay 1451 Spring Grove Dr. Richmond, VA 23225</p> <p>D. Tarabay 10/31/22</p>
<p>CLAIRE F. BONILLA 31 Oct 2022 1441 Westover Gardens Blvd Richmond, VA 23225</p> 	<p>Kathlin Hamilton 10/31/22 1435 Spring Grove Dr Richmond Va 23225</p> 
<p>ANDREW GILLIS 10/31/22 1209 Westover Gardens Blvd Richmond VA 23225</p> 	<p>CATHERINE RESPLANDY 1426 Westover Gardens Blvd Richmond VA 23225</p> <p>C. Resplandy 10/31/22</p>
<p>David Coleman 10/31/22 David Coleman - 6821 Westcott Dr Richmond, Va 23225</p> 	<p>Melissa Oles 1441 Braeside Drive RVA 23225</p> <p>Melissa Oles 10/31/22</p>
<p>Gloria Taylor 10/31/2022 Abria Taylor 6800 Westcott Drive Richmond VA 23225</p> 	<p>Beverly RUGANI 1219 BOULDER CREEK RICHMOND, VA 23225</p> <p>Beverly H. Rugani 11/1/22</p>

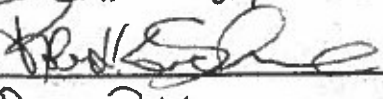
Signature page

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RICHMOND, VA, 23225

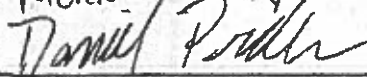


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