

Saunders, Richard L. - PDR

From: Gerald W. S. Carter <gcarter@hclawfirm.com>
Sent: Monday, January 17, 2022 10:03 PM
To: PDR Land Use Admin
Cc: bcarter@lynnhavenschool.org; birdie_jamison@yahoo.com; Larson, Kristen N. - City Council
Subject: Ordinance No. 2021-368 - Rezoning for 6422 Forest Hill Avenue

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To: City of Richmond, Virginia – City Council
City of Richmond, Virginia – Planning Commission
City Administration
Richard Saunders, Secretary to the Planning Commission

Our names are Gerald W. S. Carter and Bernadett D. Carter. We are residents of the City of Richmond, Virginia and our address is 2809 Skipton Road, Richmond, Virginia 23225. Our property has a direct line of sight of the proposed development on 6422 Forest Hill Avenue (the “Property”). We have reviewed Ordinance No. 2021-368, Staff Report 6422 Forest Hill Avenue, the Proffer Statement, The Enclave at Willow Oaks Plan, the Application Form and Applicants’ Report, the Survey and the Map and request that the Planning Commission and City Council vote against Ordinance No. 2021-368.

We have lived at our home for over twenty-three (23) years and have enjoyed the aesthetics and uniqueness of the Willow Oaks/Clevedon neighborhood (“Willow Oaks”) for such time. Aside from wanting to own a home in the southside of the City with easy access to many points in the City and the surrounding counties, we chose to live in a neighborhood in which the homes were not on top of each other with greenery and privacy for us and for our children to grow up with a yard our size which is similar in size to most of the lots in Willow Oaks. We admire the numerous neighborhoods in the City with their unique character but chose a neighborhood that has large lot sizes. As we have mentioned above, what attracted us to Willow Oaks were the homes and the lot sizes of each of the homes in the neighborhood. Each lot is close to being at least 2/3 of an acre which allows the homes to be set back from the neighborhood streets and not closely built to the home next to it.

After reviewing the plat of the area and the proposed rendering for “The Enclave At Willow Oaks,” the drawings (especially the rendering prepared by Richmond Hill) do not meet the character of Willow Oaks. The zoning of all the neighborhood communities around the Property, including Willow Oaks is R-2. The homes on the opposite side of Forest Hill Avenue which are smaller for the most part than the homes in Willow Oaks share the same R-2 zoning. For the Planning Commission and City Council to allow this specialized zoning to be allowed for a small number of homes that will be surrounded by Willow Oaks does not make sense. What the developer plans to do is build ten (10) large homes in a grid of less than three (3) acres with each home being on top of each other. Moreover, the developer wants to also use the name of Willow Oaks in the name of this small section of new homes which do not reflect at all the character and uniqueness of Willow Oaks. In looking at the rendering shared by the developer, it appears three (3) of each lot would fit into one (1) lot in Willow Oaks. The developer proposes that the homes will be between 2600 sq. ft. to 3400 sq. ft. The home

sizes appear to be reasonable but stuffing ten (10) of these proposed homes in this grid will look awful compared to the reputation and goodwill from the neighborhood it is attempting to emulate.

We do not have a problem with the developer building homes on 6422 Forest Hill Avenue but we request that the Planning Commission and City Council keep the same restrictions for building homes in this grid as they have done with Willow Oaks and the surrounding neighborhoods. It appears that four (4) homes can be built on this grid that would truly represent "The Enclave At Willow Oaks." Otherwise, we feel that an eyesore will be the result clearly visible from Forest Hill Avenue from ongoing traffic if the Property is built as currently presented and as a consequence, negatively affecting all of the homes bordering or in plain sight of the Property and ultimately, Willow Oaks. Please deny the request to rezone the property known as 6422 Forest Hill Avenue from the R-2 Single Family Residential District to the R-4 Single Family Residential District (4th District).

Thank you for your time and consideration.

Gerald W. S. Carter
Bernadett D. Carter

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