

From: Stephen Moncrieffe
To: [City Clerk's Office](#)
Subject: RE: Ordinance No. 2021-366 - Comments in Objection
Date: Monday, February 14, 2022 10:01:26 AM

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 write to you in objection to the Special Use Permit (SUP) being sought for the lot located at 313 W 26th St. The property owner requesting the special use permit has provided no valid reason for why the SUP should be issued and instead has played upon the civic minded agenda of City Council by claiming to intend on creating low income housing. I believe it is in the best interest of the city and the immediate neighbors for 313 W 26th St. to remain zoned for 1 single family home and built as zoned.

W 26th street already has a shortage of parking. None of our homes on the block are vacant and 2 new homes at 302 & 304 W 26th St have been constructed that are going to add more vehicles to the street. Combine that with the buses and fire trucks already using W 26th St as a pass-through; by adding 2 duplexes, realistically 4 additional vehicles, to the road you are just creating more problems.

The alley that serves 313 W 26th St. is narrow, poorly, maintained, and cannot fit the 3 car parking spaces the prospective plans claim it can. A simple look at the lot makes that abundantly clear. The property's width can support at best 2 cars parking in that alley. But evidence of the alley's insufficiency for parking is no more evident than the fact no residents on 26th St use it for parking on a regular basis.

The property owner cannot be trusted to create low-income housing when less than 100 yards away they are currently finishing construction on two \$375,000 each single family attached dwellings (aka side-by-side duplexes), 2 bedrooms and bathrooms each. These builders are not in the business of managing rentals, they are builders. They wish to build duplexes because they cannot build a \$350,000 house on that lot, but they can build and sell 2 duplexes at \$175,000 each. Its why they built 302 & 304 they way they did, it was not to create more affordable density; it's because they could never build even a \$500,000 house there. They're doing the same thing all over again.

I was present for the woodland heights civic association meeting when the builder presented his plan and told the entire community how they planned to make these very upscale nice high-end duplexes. When pressed on how they plan to be both affordable housing and high end the builder laughed and said, and I paraphrase, that the city of Richmond does not have hard rules on what qualifies as affordable housing, so it is what they say it is.

There is nothing wrong with wanting to make money. But when you file for a SUP under false pretenses, we should deny those every time. When pressed on why they needed to build duplexes because this road specifically already has parking problems, trash issues, and a number of additional

infrastructures issues that will not only be unserved but exacerbated by putting in a duplex, the property owner defiantly said they didn't need anyone's permission they could build a single-family home by right. Let's them build what they bought; a parcel zoned for a single family home. The market is booming, they will still make plenty of money off their \$10,000 lot purchase, and we need not redo city plans just because they asked.

Respectfully,
Stephen Moncrieffe

Stephen Moncrieffe

From: Jarrett Garbee
To: [City Clerk's Office](#)
Subject: Ordinance No. 2021-362 - Special Use Permit for 4508 Grove Avenue
Date: Monday, February 14, 2022 9:54:42 AM
Attachments: [image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

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To whom this may concern,

I currently live next to this property in question located at 4508 Grove Avenue in Richmond. I have strong concerns about the potential run off and flooding of my property with the new development of seven (7) single family attached dwelling units. I would like to know if there are any plans to put in sewer/drainage to help mediate this issue. We have had to address water/flooding issues in the past and my concern is that with this new development the rain runoff will be directed toward my property causing further issues. Lastly, I have strong concern regarding the condition of the alley way. Are there any improvements included in this plan to accommodate the increased traffic/use of the alley? Is the developer being required as part of the rezoning process to make improvements to this alleyway due to the increased use? I live in the middle of this block and access my garage through this alley. I think new development is great for the area, however I would like to protect my property and my wallet from any issues that could arise either directly or indirectly because of this property being developed or might decrease the value of my home.

Kindly,

Jarrett Garbee



NASDAQ: CSGP

From: Gerald W. S. Carter
To: [City Clerk's Office](#)
Cc: [Bond, Aaron A. - City Council](#); [Nye, Kristen M. - City Council](#); [Nye, Kristen M. - City Council](#); [REDACTED]
Subject: Supplemental Memorandum - Ordinance No. 2021-368 - Opposition to Rezoning for 6422 Forest Hill Avenue and "The Enclave At Willow Oaks Plan"
Date: Sunday, February 13, 2022 10:18:11 PM
Attachments: [SUPPLEMENTAL MEMORANDUM - 2.13.2022 - Carters to City of Richmond.pdf](#)
[MEMORANDUM - 1.24.2022 - Carters to City of Richmond.pdf](#)

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Ms. Reid/Mr. Warren:

Please find attached a Supplemental Memorandum in Opposition to Ordinance No. 2021-368 that my Wife (Bernadett D. Carter) and I would appreciate you circulating to all Members of City Council and interested City employees for review for tomorrow night's City Council meeting (February 14, 2022). Please also make sure that all Members of City Council and interested City employees receive a copy of our January 24, 2022 Memorandum we submitted to you for circulation previously. For your convenience, I have attached a copy of the January 24, 2022 Memorandum if you should need it for your reference and use. As I discussed on January 24, 2022 with Mr. R.J. Warren, I am slated to speak before City Council on this matter at tomorrow night's meeting and this email is to evidence in writing my request to be permitted to be heard on this matter before City Council at tomorrow night's meeting. Please confirm with me your receipt of this email and the attached information to be included in the packages for the Members of City Council and interested City employees and the instructions and necessary link for tomorrow night's virtual meeting. Thank you.

GWSC

Gerald W. S. Carter

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: Samantha Smigel
To: [City Clerk's Office](#)
Subject: Special Use Permit for 313 West 26th Street
Date: Sunday, February 13, 2022 4:03:30 PM

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To the Council of the City of Richmond,

Thank you for giving local residents the opportunity to speak on this topic. I am Samantha Smigel, a resident of the City of Richmond, Virginia at [REDACTED]. My property is across the street from the proposed development of 313 West 26th Street. I see no compelling reason to change the zoning for this property for the purpose of a two-family detached dwelling, as it offers no benefit to the local neighborhood or community as a whole. Since the builder can fit a single-family home on the existing narrow lot, then this should be the plan followed. I have no problem with the developer building a single-family home on 313 West 26th Street, but I ask that the Council consider the implications of the surrounding families and homes on this street if the Special Use Permit were granted. Many multi-family homes already exist on this block and now outnumber the number of single-family houses. This is the last land parcel on the block and it would be better for our neighborhood to see a single-family home there rather than a duplex.

Overall, this is too much density for the lot space. It is not in keeping with the balance of the neighborhood and the age and style of the homes around it. Please deny the request to rezone the property known as 313 West 26th Street and allow it to stay as originally designed in the Richmond 300 Mast Plan.

Thank you for your time and consideration.

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Thanks,

Samantha Smigel, M.Ed.
[REDACTED]

From: Lorna Wyckoff
To: [City Clerk's Office](#); [Jones, Michael J. - City Council](#); [Newbille, Cynthia I. - City Council](#); [Robertson, Ellen F. - City Council](#); [Lynch, Stephanie A. - City Council Office](#); [Nye, Kristen M. - City Council](#); [Jordan, Katherine - City Council](#); [Lambert, Ann-Frances - City Council](#); [Addison, Andreas D. - City Council](#); [Mayor Levar Stoney](#)
Subject: Second Baptist Church
Date: Sunday, February 13, 2022 2:18:53 PM

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City Clerk: Kindly enter this into the record for Feb. 14, 2022:

Some 20 years ago, Bill Goodwin, owner of the Jefferson Hotel and Second Baptist Church, generously supported a non-profit magazine I published and edited called "64." The point of the magazine launched with help from the Arts Council of Richmond and numerous cultural groups sought one thing: Let's think East and West, not North and South, and put the divisive Confederate past behind us. Great cities have great art and architecture. Let's lean into that."

A bad business model among other things led to our demise, but we made a lot of big points, among them, that a Richmond history exists apart from monuments and the Civil War, and great buildings like Second Baptist can tell powerful, moving stories.

To destroy this marvelous temple erases this moment in our history. The Jefferson Hotel, like Second Baptist, is a revered destination that defines the city. It, too, has stories to tell.

Please consider what architecture is to great cities and halt the demolition of this important Neo-classical treasure.

Lorna Wyckoff
Byrd Park
Richmond, VA



From: Sarah Burkett
To: [City Clerk's Office](#)
Subject: Speed Cameras
Date: Friday, February 11, 2022 10:21:03 PM

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Hi,

I live in the second district and saw during the upcoming council meeting on Monday that the topic of speed cameras will be discussed. Just wanted to say that I would be so, so pleased with speed cameras not only in school/work zones but also on major through streets like Belvidere, Broad, Clay, etc. It is crazy not only how dangerous it is for people to drive like they do on these roads but also how loud these cars are racing down the street.

Thank you,
Sarah

From: Cathy O'Neil
To: [City Clerk's Office](#)
Subject: St. Christopher's School lights
Date: Wednesday, February 2, 2022 10:25:14 AM

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To the attention of the City of Richmond Clerk,

As a resident of [REDACTED] with my backyard looking directly on to St. Christopher's athletic field, I must oppose the special use permit for lighting this field. The impact of these lights as well as crowd noise, is enhanced by the school's removal of trees several years ago along their property which borders the yards of residents of my block.

Also, when fans use Kensington Ave as parking for games and events, it is disruptive to home owners who have always been considered neighbors of the school.

The possible devaluation of our our properties is also concerning. And, will St Christopher's be removing trash and debris after night games that is visible from many Kensington Avenue backyards?

Please consider this plea in an effort to maintain this highly desirable neighborhood as a safe and peaceful place for all to enjoy, and to assure continued support for the school. I feel that the focus should remain on the education of the students without an extravagant project for lights on their football field.

Thank you for your attention and efforts on this matter,

Catharine O'Neil
[REDACTED]