



Southampton Citizens Association

June 21, 2017

Rodney Poole, J.D.
Chairman
Planning Commission
City of Richmond
900 E. Broad Street, Room 511
Richmond, Virginia 23219

Dear Chairman Poole:

Executive Summary: The Southampton Citizens Association respectfully opposes the proposed Special Use Permit (SUP) relevant to construction of 13 townhouses on 1.6 acres at the intersection of Cherokee and Old Westham Roads. Opposition principally regards concerns pertinent to density.

Please consider this note a formal communication of the Southampton Citizens Association (SCA) position relative to the **Special Use Permit request of Baker Development Resources and Youngblood Properties on Cherokee Road at the intersection with Old Westham Road.** Said request regards the proposed construction of 13 townhouses on 1.6 acres.

Comprised of 2,500 homes in the City of Richmond, the Southampton Citizens Association represents the community that includes the 1.6 acres. For over a half a century SCA has been an active participant in the City of Richmond and region and has been a leader in all relevant deliberations and discussions pertinent to the neighborhood.

The Southampton Citizens Association wishes to apprise you of the organization's decision as it relates to Baker Development Resources and Youngblood Properties and the proposed SUP. First, it is important to note that SCA has engaged in recurring and meaningful discussions with Baker Development Resources and Youngblood Properties for over a year and the Association can only say positive things about both parties. They have been transparent and they have been open to ideas and suggestions and they have adopted changes to their plan. Second and regarding the latter, SCA applauds Baker Development Resources and Youngblood Properties for incorporating changes including for example the replacement of a sidewalk that immediately adjoins Cherokee Road with a meandering sidewalk within the existing tree canopy. Additional changes regarded for example the color of the façade and inclusion of additional parking spaces. Third, SCA is mindful that the property at question may indeed be developed and wishes for the best use for the property should it be developed. Retention of residential zoning and accompanying housing that provides for home ownership is essential for the site should it ever be developed. As an organization, we would be remiss if we didn't point out that the proposed SUP attempts to fulfill both though some neighbors have conveyed concern relative to the latter and specifically if home ownership was realistic for this specific proposal. However, at the end of the day and only subsequent exhaustive deliberations, the most relevant community, i.e., the Southampton Citizens Association, representing 2,500 homes wishes to apprise you that the neighborhood **opposes the proposed SUP for construction of 13 townhouses** because of the density along with other issues related to said density including e.g. principally the removal of so many trees to accommodate the density. Additionally, neighbors conveyed concerns relative to vehicular ingress/egress on Cherokee Road on what many characterize as a dangerous road; traffic was of concern. Additional concerns regard adjoining properties and what may materialize in the adjoining properties specifically if this property were to allow for townhouses.

The Southampton Citizens Association (SCA) is proud of our neighborhood and as an association we are committed to retaining what makes us special. The aforementioned proposal is something less than special principally because of the density proposed for the site but also because of the other referenced concerns.

Thank you for your review and attention to the neighborhood's wishes. Please advise should you have any questions and or concerns.

Sincerely,

Jonathan Young

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