

## **Carolyn Murphy**

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**From:** Patricia Barry <ppbarrymd@verizon.net>  
**Sent:** Thursday, February 8, 2018 4:30 PM  
**To:** Carolyn Murphy  
**Subject:** RE: HH Vacant Land adjacent to Holly Hills Carriage Homes PCR#18-001

Dear Ms Murphy,

As owners and occupants of our town home at Holly Hills Carriage Homes, we are still concerned about Mr. Cale's new proposal for 50 townhouses. Few design details have been provided, but the problems remain: traffic concerns on Brookwood Drive, small units with questionable architectural design, and uncertain compliance with the City's Comprehensive Plan. We strongly urge that this proposed change not be approved.

Thank you for your consideration,

Patricia P. Barry, MD  
D. Marshall Barry, PhD  
144 Exmoor Court  
Williamsburg, VA 23185  
[ppbarrymd@verizon.net](mailto:ppbarrymd@verizon.net)

## **Carolyn Murphy**

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**From:** Kim Arntson <kim.arntson@gmail.com>  
**Sent:** Thursday, February 8, 2018 4:28 PM  
**To:** Carolyn Murphy; Paul Freiling; Doug Pons; Barbara L. Ramsey; Benming Zhang; Scott Foster  
**Subject:** PCR 18-001 Revised Holly Hills Townhomes Rezoning

Feb. 8, 2018

To Carolyn Murphy and all Council Members,

I am writing to express my opinion on the revised rezoning application. It appears that nothing has changed other than word exchanges. While the application states that these will be single-family owned townhomes, there is no protection from these to become rental properties, when these do not sell. This is no different from the units being rental apartments. Our neighborhood limits the number of rentals and there is good reason for that, stability of the neighborhood.

Mr. Cale is proposing 50 units crammed into this small space, with plans that present large buildings and parking lots, no garages with these units. According to the current plan, we would be looking out of our back patio at Mr. Cale's overflow parking lot, as will many of the units. Certainly with the number of units, the fact they have no garages and the visual appearance of this project, it does absolutely NOTHING to complement our neighborhood and is the polar opposite of being compatible in terms of looks and character. This plan affects the property value of every single homeowner in the Carriage Homes and the character of our lovely family neighborhood will be destroyed. I did not move to Williamsburg, VA to live in the kind of neighborhood that is being proposed.

Too many people and too many cars (at least 100) will be pouring in and out of our one entrance onto an already congested and dangerous 199 intersection.

I'm respectfully asking that you deny approval for this rezoning application.

Thank you for your time.

Kim Arntson

## **Carolyn Murphy**

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**From:** Beverly Driscoll <bear-mouse@hotmail.com>  
**Sent:** Wednesday, February 7, 2018 4:21 PM  
**To:** Carolyn Murphy  
**Subject:** Rezoning of property from RM-1 to RM-2 at Holly Hill Carriage Homes

The current RM-1 zoning limit should remain as is. Most home owners bought their homes in Holly Hills carriage area under that assumption. The proposal to change to RM-2 zoning does not agree with City of Williamsburg Comprehensive Plan. Building apartments or town houses will bring down property values of the existing residents. One only has to look about eighteen miles south to an area called Denbigh. Once apartment complexes were build ( Beechmont, Aqueduct, Old Courthouse Townhouses, Sherwood, and a few more) in and around residential neighborhoods property values went down and crime when up.

- I hope City Council Members have thought of the increase traffic dumping out on Route 199 from Brookwood Drive. Sometimes during the day it is very congested.

Danny Driscoll

**Carolyn Murphy**

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**From:** Doug Stiegler <inndad1@gmail.com>  
**Sent:** Wednesday, February 7, 2018 4:02 PM  
**To:** Carolyn Murphy  
**Subject:** Cale Property Hearing PCR #18-001

Dear Mrs. Murphy,

On February 14 the Cale Organization will make their second proposal for rezoning the 6.8 acres adjacent to the Holly Hills Carriage Homes development. This proposal is no more acceptable than the first. This proposal is even less desirable because it does not show any architectural designs for the buildings, does not give any dimensions or any other physical features of the units.

It is assumed that these will be for-sale townhouse units, but if sales do not develop it is presumed they will then be rental units. This is totally out of character with the Williamsburg Comprehensive plan and would be detrimental to the property values of our community and the surrounding communities.

The Cale organization presents these as luxury units for retired or transitioning retirees. It is not logical to assume that the elderly will buy of rent multi story townhouses with no elevator and no garages. Recent weather events would attest to that.

Many of our neighbors have stated other reasons for denying this increased density zoning, including the increase in traffic at an already dangerous intersection, We also do not know if there would be an HOA that would be maintaining the common areas or the individual properties with grass cutting, leaf management and trimming services. Currently the property is not maintained as Mr. Cale indicated he would do.

Thank you for considering our objections and deny the request for a zoning change.

Sincerely,

Doug and Barbara Stiegler  
232 Brookwood Drive  
Williamsburg, VA 23185  
443-695-4005

## Carolyn Murphy

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**From:** LORRI VEDEN <lorrifedv@cox.net>  
**Sent:** Wednesday, February 7, 2018 3:31 PM  
**To:** Carolyn Murphy  
**Subject:** Holly Hills Townhomes  
**Attachments:** 20180207\_100721.jpg

Dear Ms Murphy

Attached are pictures of where Mr Cale on the site plan would like to put Additional parking for the Holly Hills Townhomes. Yes a parking lot . The Parking Lot would be where the block wall is . Just above it . This is our back yard and the Unit next to us. Other Units would be involved as well. There would be ... Car Noise ... Lights at Anytime of the Day or Night shining in our homes and adding to the already Rt 199 road noise. Never mind the Safety and Privacy issues . Please add this to our letter . Thank you.

lorri and noel veden

212 Brookwood Drive

Williamsburg Virginia

23185

[lorrifedv@cox.net](mailto:lorrifedv@cox.net)

Version:1.0 StartHTML:000000196 EndHTML:000639907 StartFragment:000639320  
EndFragment:000639833 StartSelection:000639320 EndSelection:000639833  
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EndSelection:000639833 SourceURL:https://myemail.cox.net/appsuite/COX Inbox







## Carolyn Murphy

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**From:** Ken Gross <ken73gross@gmail.com> on behalf of Ken Gross <ken73gross@cox.net>  
**Sent:** Wednesday, February 7, 2018 3:13 PM  
**To:** Carolyn Murphy  
**Subject:** PCR18-001 rezoning comments

Ms. Murphy;

Last month I wrote about how this rezoning request for high density multi-story apartments (now townhouses) is inconsistent with the City Comprehensive Plan, and why that is important. Other citizens in our neighborhood are well on that track, so I would like to switch gears to discuss the **traffic and engineering** aspects of the revised proposal for PCR18-001.

Mr. Cale submitted a memo, written by Mr. Romeo of VHB consultants, regarding this updated rezoning request. In that memo Mr. Romeo establishes some Vehicle Per Day data from the Institute of Traffic Engineers Trip Generation Manual for different housing densities & type. The ITE manuals are really expensive for me to verify these data, but I'll assume his memo is correct, saying that the rezoning proposal will result in up to an additional **446 Vehicles Trips Per Day** and up to an additional **42 trips per hour** during the peak PM traffic period.

These traffic volumes are based on ITE averages for apartment dwellings, which we have to assume will be the case with the rezoning proposal. There is nothing to say that the dwellings will be owner-occupied as opposed to owner-rented units. That both townhouse and apartment data are presented in the memo makes one wonder what the plan really is.

The memo goes on to cherry pick some requirements from the VDOT Traffic Impact Analysis Regulations. The memo correctly points out that VDOT requires a Traffic Impact Analysis if a rezoning proposal results in more than 5,000 vehicle trips per day. This is a really huge number, to the order of a strip shopping center. What VDOT is saying in this section, is that any project of that magnitude requires a traffic analysis, no matter what.

However, if you read a little further in the VDOT Traffic Impact Analysis Regulations, you'll find that a residential rezoning proposal of more than **400 Vehicle Trips Per Day** requires a traffic analysis. The language in the VDOT Regulation gets a bit fuzzy regarding the new traffic exceeding the current traffic volume, on Rt. 199 in this case, but I believe the intent of the VDOT regulation is that a rezoning proposal such as PCR18-001 requires a Traffic Impact Analysis. Certainly we need more a single memo paragraph without a shred of engineering substance.

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The 2013 Williamsburg Comprehensive Plan has a Transportation Study near the end. The Study was done by the Hampton Roads Transportation Planning Organization, or "TPO." Williamsburg participates in the Hampton Roads TPO; our Mayor and City Manager are members. The TPO Transportation Study in the Williamsburg 2013 Comprehensive Plan was largely based on 2010 traffic data, which was the latest available at the time of writing.

In October 2014, the TPO released a newer document titled: "Hampton Roads Congestion Management Process – System Performance and Mitigation Report." This report is similar in format and conclusions to what we find

in our Comprehensive Plan. Throughout the report, our traffic bottleneck on Rt. 199 between Brookwood Road and Jamestown Road is highlighted as a real problem that is going to get much worse. And it has.

On table 11 (pg. 42) of the 2014 TPO report, our little piece of Rt. 199 between Brookwood and Jamestown roads shows we have 12 “severely congested 15-minute intervals for at least two hours during peak PM traffic.” That section of Rt. 199 even made the report’s Executive Summary in the front, right up there with Hampton Roads Bridge Tunnel. So I ask you do we REALLY want to shove another 42 cars per hour into the middle of the bottleneck that has no easy solutions and is yet to be resolved?

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Further in the VHB memo, Mr. Romeo briefly addresses potable water, sewer, and storm water. Basically, he says that all this stuff must have been looked at before, so it’s OK. As a retired engineer, I am outraged that this was presented to the City Planning Commission under the guise of diligence. Where is the data? Where is the analysis of the data? Where is the conclusion based on the analysis? This is why poor decisions are made and bridges fall down.

For one, the Storm Water BMP Pond in Holly Hills Carriage Homes is **NOT** OK.

The pond was deeded to our Home Owners Association many years ago when the final phase of Holly Hills Carriage Homes development on the 6.8-acre property stalled. Our Home Owners Association has been maintaining the pond with annual contracts for water treatment, mowing the banks, weed control, critter control, and sediment removal. We pay for the maintenance and electricity on the pond fountain and aerators.

The City Department of Public Works inspects the pond annually. In recent history, on the May 1, 2017 inspection, Kyle Szvetcz from the City Public Works and Utilities department noted areas needing dredging, particularly at inlet #1 at the head of the pond. This is exactly where the proposed rezoning is.

We contracted with RA Coleman Inc. to dredge this sediment and remove aquatic plant growth according the City inspection report. The work was completed mid-summer, 2017.

Mr. Aaron Small from the City re-inspected the pond on August 9<sup>th</sup>, 2017. He noted additional sediment dredging was required around inlet #1 and other Cale property inlets. Mr. Small suggested we wait until winter for the plant life to calm down, which we did. We again contracted with RA Coleman Inc. to do the dredging work, which was done two weeks ago.

There has been some serious runoff erosion from the undeveloped Cale property, and this is happening even before the remaining vegetation is ripped out and several acres of roofs go up. We’ve been fighting every year to keep the pond from reverting back to marsh feeding the College Creek wetlands basin. The pond profile and capacity has significantly changed since it was excavated in 2004, and it’s going to take a lot more than a “golly-shucks-must-be-OK” assessment.

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I ask the commissioners to think carefully about the impact of this rezoning request if you cannot disapprove it outright.

**Firstly**, require that a Traffic Impact Analysis be completed and submitted before deciding, so we can all understand how this will aggravate our Rt. 199 bottleneck. I strongly hope you will also require the “Crash History Near Site” component of the analysis. The frequency and severity of crashes at Rt. 199 and Brookwood have been shocking in the 13 years I’ve lived here.

**Secondly**, before making a decision on this rezoning, insist on a real engineering analysis of the impact on utilities and storm water management. Ask the City Public Works and Utilities department, or VDOT to audit and certify the analysis.

**Thirdly**, wait for the 2018 Comprehensive Plan to see if townhouses or apartments on that 6.8-acre plot make any sense at all for the long-term needs of Williamsburg. A lot of thought, study, and work goes into the Comprehensive Plan, and you should not ignore what it has, and will, tell us.

Very Respectfully,  
Ken Gross  
148 Exmoor Ct., Williamsburg

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~~~~ Fair Winds ~~~~  
Ken Gross

## Carolyn Murphy

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**From:** Alison Graves <markowitz2@cox.net>  
**Sent:** Wednesday, February 7, 2018 1:30 PM  
**To:** Carolyn Murphy; Paul Freiling; Doug Pons; Barbara L. Ramsey; Benming Zhang; Scott Foster  
**Subject:** Rezoning of Holly Hills Carriage Homes Property

Dear Carolyn and Members of City Council,

Thank you for the update on the proposal to rezone to RM-2 and develop Holly Hills Townhomes. However, we write again to express our concerns and hope that this proposal will be rejected in favor of keeping it RM-1 with further development of the Carriage Homes (20 units as originally planned). We have lived in the Carriage Homes for almost 17 years, having been here longer than any of the current residents. During this time, we have watched our neighborhood grow into a quiet and lovely place to live, with excellent access to downtown Williamsburg. Our concerns again as expressed in our first letter are as follows:

1. High Density/Appearance - From the drawing submitted, it appears the homes will be tightly crammed in with no garages and multiple parking spaces. It is impossible to tell how many stories they will be or to tell if they will in any way resemble the homes we live in. They could be priced far under the value of our homes, thus affecting our property value. If they don't sell, will they be rented? How many will be rented even if they do sell? From our experience here, rental homes are not as well maintained by the owners nor the renters. This proposal is not in compliance with the City of Williamsburg Comprehensive Plan to keep it zoned low density, and there already seems to be an over abundance of townhomes in Williamsburg, i.e. New Town and Quarterpath.
2. Increase in traffic in and out of both areas - While Mr. Cale submitted a study stating that the increased traffic had been allotted for in the original building of the Carriage Homes, we believe that 100 + cars a day will have a significant impact for the intersection of 199 and Brookwood. Multiple accidents have occurred at the intersection over the years and now with increased traffic, we don't see this number going down.
3. Noise - There are predominantly empty nesters (couples and singles) and single professional people in our neighborhood which is currently a quiet place to live. We can only imagine the noise from the number of people living in the townhomes, especially in warmer weather when people are outside more. A congested community such as proposed can only increase noise and activity levels. Pets needing to be walked would be taken to the pond area as well.
4. Transfer of the BMP - Any development of this land will increase erosion and sediment, which will be collected by the pond. The proffered amount of \$60,000 needs to be increased significantly and the BMP needs to be transferred back to Mr. Cale.

As stated in our previous letter, we are not opposed to the addition of 20 units like ours. We hope you will carefully consider and understand the impact of the proposed townhomes would have, in which case the proposal should be rejected. Thank you.

Sincerely,

Alison Graves  
Dr. Michael Markowitz  
108 Brockton Court

Sent from my iPad

Robert and Pamela Legere  
173 Exmoor Court  
Williamsburg, VA 23185  
February 7, 2018

Ms. Carolyn Murphy  
Planning Director  
Williamsburg, VA 23185

Dear Ms. Murphy,

As previously stated in our letter of January 9, 2018, we are still opposed to the re-zoning of 200 Brookwood Drive from RM-1 to RM-2.

The new re-zoning request still violates Chapter 8 in the 2012 City Comprehensive Plan. The new proposal omits any rendering as to what the townhomes are to look like and the elevation of the buildings. He just states "the materials used in their construction will be of high quality and be compatible with and compliment the Holly Hills Carriage Homes". He further states that the "Holly Hills Townhomes' plan presents buildings that are greatly reduced in mass".

Going from five apartment buildings to seven townhomes does not greatly reduce mass. Additionally, this change from five apartments housing 53 apartments to seven buildings housing 50 townhomes does not, in any way, alleviate our concerns for traffic and safety. Although the townhomes are intended to be owned, there is no guarantee that they won't be rented if they do not sell, or that an investment group won't buy units to rent.

We urge you to please vote "**NO**" to this re-zoning request.

Thank You,

Robert and Pamela Legere

## Carolyn Murphy

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**From:** Edward Whitcomb <tanwhit3@yahoo.com>  
**Sent:** Tuesday, February 6, 2018 8:22 AM  
**To:** Carolyn Murphy  
**Subject:** rezone request

Dear Carolyn:

This latest plan of the developer to build 50 townhomes next to Holly Hills carriage homes changes very little. First of all, the proposed homes are still too close together. We were very disappointed to see the lack of details such as height of units, cost of units and proposed garages.

If these units are built, it would add an additional amount of traffic at an already busy intersection.

In addition, there is no guarantee that the proposed units could not be changed into rentals.

These proposed homes would also affect our property values if they are priced below the current prices of our homes.

Thank you for your consideration

Sincerely, Edward and Carolina Whitcomb  
244 Brookwood Drive, Williamsburg

## Carolyn Murphy

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**From:** CHARLES FALLS <candpfalls@cox.net>  
**Sent:** Monday, February 5, 2018 4:26 PM  
**To:** Carolyn Murphy  
**Cc:** pfreiling@williamsburg.gov; Doug Pons; Barbara L. Ramsey; Benming Zhang; Scott Foster  
**Subject:** Proposal before Planning Commission re Holly Hills Townhomes

Dear Ms. Murphy, Members of Planning Commission and Members of City Council:

On February 14, members of the Planning Commission will consider a revised proposal regarding the subject development, which is not in compliance with the City's Comprehensive plan.

Many questions remain unanswered by the developer: The site plan shows 50 townhomes in 8 buildings of undescribed stature and no garages but parking for 114 vehicles on a parcel of 4.75 acres. That is tight.

Furthermore, there is no indication of building material (brick?) to compliment our existing homes. Will these be rental units or owner occupied? Will these units be priced far below the values of established properties?

Please convey these questions to all concerned and solicit answers from the developer before February 14 without further delay tactics.

Our ultimate concern is public safety. When we moved into our new home in December 2003, we learned that a neighbor leaving on a green light at Brookwood onto Route 199 was slaughtered when a truck hit her smaller vehicle broadside. We have been more fortunate despite potential accidents brought on by speeders on 199 who ignore the signs for 45 mph limit. Please enforce the speed limit with signage similar to John Tyler Lane for \$250 fine for speeding. And patrol with radar to send a message to speeders who ignore the limit and routinely exceed 70 mph.

With potential additional 114 vehicles entering and leaving daily, there will be a traffic choke point and Traffic Engineers have to develop a contingency plan for that new intersection just 20 feet inside Brookwood which would be the solo entry and exit.

What we can assure you is that our homeowners will be at the meeting in force. Please be deliberate in you decisions.

Charles & Peggy Falls

168 Exmoor Court

## Carolyn Murphy

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**From:** Noel Veden <nveden212@gmail.com>  
**Sent:** Monday, February 5, 2018 1:35 PM  
**To:** Carolyn Murphy  
**Cc:** Paul Freiling; dpons@williamsburgva.gov; Barbara L. Ramsey; Benming Zhang; Scott Foster  
**Subject:** Holly Hills proposal

Dear Ms. Murphy:

Thank you for sending along the new proposal from Mr. Cale. We have studied it carefully and are heartened to see that he has dropped the idea for apartments, BUT, we must protest loudly that his new plan is still far from acceptable. The density for this small parcel is still over the top.

We note that he has dropped the word "luxury", now referring just to "townhomes". There is no reference to price point nor architectural renderings in the proposal. The site plan has 50 units squished into the small area with no appearance of garages.

We can only assume that he would build cramped units that will come on the market at half or less the price of one of our carriage homes immediately causing a decrease in our property values.

He also contends that there will be no appreciable traffic impact. We disagree. Brookwood Dr. is our only point of ingress and egress. One hundred more cars thrown into this choke point will definitely have an adverse impact. The driveway for these 50 units feeds into Brookwood Dr. next door to our unit and directly into the front door of the unit at 201-205 Brookwood Dr. By the way, the young couple who spoke at the meeting on Jan. 17<sup>th</sup> live at 201.

We hope the commissioners understand that Mr. Cale's property is not separate from us. He is a neighbor across the pond from our back door. What he does there affects us all. We just want him to be a good neighbor.

A few years ago, Mr. Cale proposed building some attractive carriage homes like ours on this site. I believe the density did not exceed 30 units. He asked for our support for rezoning, and promised a full presentation to our neighbors. He disappeared. We hope that he will revisit this kind of neighborliness and reconsider his proposal. Until then we ask that his petition be denied.

Sincerely,



Lorri & Noel Veden

**To: Carolyn Murphy, Planning Director  
Members of Planning Commission**

**Re: PCR 18-001, Revised Holly Hills Townhomes Rezoning Application**

**Date: February 5, 2018**

**This is our reply to the revised rezoning application submitted by James Hatcher Cale, Jr.**

**While we appreciate Mr. Cale's withdrawing his original proposal of 53 rental apartments, the basic footprint remains the same and the following concerns still exist:**

**1. NUMBER, SIZE AND APPEARANCE OF TOWNHOMES**

**The rendering of the new proposal of townhomes shows fifty (50) units in eight (8) buildings without any specifications as to square footage, elevations or architectural details. Mr. Cale states only that they are "greatly reduced in mass" from the previously proposed Villas. How can he say that when he is only reducing the number of units from 53 to 50 occupying the same amount of space? This is a very negligible reduction. He needs to explain that, as it makes absolutely no sense to us. This revised proposal is basically the same as the first one except that he has substituted privately owned townhomes for rental apartments and eliminated the term "luxury" and the amenities of a club house, fitness center and pool.**

**He further states that the townhomes "will be compatible with and complement the Holly Hills Carriage Homes". He assured us in his "Villas" proposal the same thing and nothing could be further from the truth. Mr. Cale has essentially crammed fifty townhomes, with no garages, into this very limited space and feels that they will be comparable to our carriage homes. How utterly absurd!!! It is still basically a large parking lot with eight imposing buildings surrounding it.**

**2. TRAFFIC CONCERNS**

**While Mr. Cale dismisses our concern about the traffic congestion and safety issues, including providing a Traffic Impact Analysis, we would like to provide him with information from our Williamsburg and James City County Police Departments. From 2015 through 2017 there have been 99 police traffic incident reports recorded at the intersection of Rte 199 and Brookwood Drive and already another four in January of this year. Just think what an additional 100 vehicles would do to exacerbate this problem. The reality is that the traffic issue definitely remains a major concern.**

### **3. TARGET MARKET AND PRICE OF TOWNHOMES**

**To whom does Mr. Cale intend to market these undefined townhomes and for what price? The answers will have a direct impact on the value and resale of our carriage homes. And, if he cannot sell them, what is our protection against his trying to rent them?**

### **4. DENSITY**

**Mr. Cale states that the “very moderate increase in density beyond that allowed by RM-1 presents no significant inconsistency with the 2013 Comprehensive Plan”.**

**When he desires to increase the current zoning of 20 “Carriage Homes” to 50 smaller “townhomes” without garages how could he possibly characterize that as a “moderate” increase in density? And, as we stated in our previous letter regarding the villas, these townhomes would surely have a negative impact on our carriage home sales and property values. Please remember that the number one goal in the city comprehensive plan regarding neighborhoods is to “preserve and protect single family neighborhoods”. This should apply to our existing Carriage Homes neighborhood.**

**Our community was, and still is, very supportive of the current plan to complete our neighborhood by building 20 more carriage homes. Even 20 privately owned, one floor, luxury patio homes with garages would be okay with the two of us. We have been waiting a VERY LONG TIME for this parcel of land to be cleaned up and our carriage homes neighborhood finally completed. Since Mr. Cale exalts his accomplishments by stating that he has an “established track record of successful development projects (including Holly Hills Carriage Homes)...which have been highly successful and desirable additions to the community framework”, we wonder why he would not want to properly complete the Holly Hills Carriage Homes that he started. He needs to do THE RIGHT THING for our Carriage Homes and our City and complete it as currently approved.**

**We strongly object to this revised rezoning request and respectfully ask the Planning Commission to deny it.**

**Lawrence and Susan Langston  
184 Exmoor Court  
Williamsburg, VA 23185**

## Carolyn Murphy

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**From:** Judi Harris <udijay.arrishay@gmail.com>  
**Sent:** Monday, February 5, 2018 12:29 AM  
**To:** Carolyn Murphy  
**Subject:** Letter to Williamsburg Planning Commission, re: Holly Hills Townhomes rezoning request (for 2/14/18 meeting)

February 4, 2018

Ms. Murphy and members of the Williamsburg City Planning Commission,

I am writing this message to voice my strong encouragement for the members of Williamsburg's Planning Commission to **deny Mr. Cale's second request to rezone the property that is located at 200 Brookwood Drive**, which is at the entrance to the Holly Hills Carriage Homes community in which I live. Given that the rezoning request, if approved, would change the density of a small 6.8-acre property from medium- to high-density residential, so that 50 townhomes can be squeezed into a space that is currently zoned to contain only about half that number of units at maximum, it is clear that the rezoning, if approved, would cause unnecessary crowding, traffic issues, noise problems, and potential safety risks.

Moreover, on page 8-27 of the current Williamsburg Comprehensive Plan (2013), it clearly states that the density of this parcel should not exceed 20 living units. To quote the Plan, which is even more conservative in its recommended limits than the current medium-density zoning for the parcel that is in effect:

"Multifamily developments on the east side of Route 199 are Village Green and Woodlands Condominiums, as well as the adjoining Holly Hills Carriage Homes, a duplex subdivision. **A 6.8 acre parcel between Route 199 and Holly Hills Carriage Homes will accommodate up to 20 new duplex or multifamily dwelling units.** [emphasis added]

### Recommendation

**The existing Medium Density Multifamily Residential land use (8 dwelling units/net acre) for these areas should be continued**, implemented by the RM-1 Multifamily Dwelling District." [emphasis added]

The City's Housing Plan clearly states the Planning Commission's intention to "preserve and protect the City's single-family neighborhoods," which the current rezoning request would fail to do. Moreover, this second request for rezoning the parcel to R-2 has not been documented with architectural drawings, to permit the homeowners in the area to ascertain the proposed buildings' architectural congruence (or absence thereof) with the existing Holly Hills Carriage Homes.

Even more importantly, given that there is only one road in and out of the current subdivision, the addition of 81% more dwellings (50 new added to 62 existing) located close to the entrance/exit to the neighborhood will certainly cause serious ingress and egress problems, incurring continual risk to residents of both the proposed townhomes and the existing duplexes. In the one-paragraph reference to traffic analysis included in the letter from Stephen Romeo of Vanasse Hangren Brustlin, Inc. that accompanied Mr. Cale's second rezoning request, it was claimed that traffic impact analysis is not required "unless the peak hour trips are greater than 100." Indeed, peak hour trips for the combined Holly Hills Carriage Homes and proposed Holly Hills Townhomes (using the .52 per dwelling unit figure that Mr. Romeo cited) would total 58.24 during each peak travel hour.

However, also using Mr. Romeo's figure of "average trip generation per dwelling unit" of "5.81 VPD per unit for townhouses," the **total vehicle trips per day (VPD)** of the existing Holly Hills Carriage Homes plus the proposed additional 50 Holly Hills Townhomes **would be 651**. On pages 43 and 44 of VDOT's Updated Administrative Guidelines for the Traffic Impact Analysis Regulations (24VAC20-155), dated November 2014 ([http://www.vdot.virginia.gov/projects/resources/chapter527/Administrative Guidelines TIA Regs Nov 2014.pdf](http://www.vdot.virginia.gov/projects/resources/chapter527/Administrative%20Guidelines%20TIA%20Regs%20Nov%2014.pdf)), it is stated that "low volume road submissions" – that is, "more than 400 vehicle trips per day" (p. 43) require traffic impact analyses that comprise seven elements, which are listed on page 45 of the guidelines document. Should the mandatory traffic impact analysis be done, the information required by these elements (e.g., a 10-part "safety inventory study") would yield clear evidence of the proposed density of the Holly Hills Townhomes to be much too high for the safety of the residents of these two contiguous residential communities that would be accessed by just one two-lane road.

There are many living spaces of the type that Mr. Cale is proposing to add that are either already built or that have been approved for construction nearby in Williamsburg. The 6.8 acres located at the entrance to the Holly Hills Carriage Homes should be used as they are currently zoned, and as the current Williamsburg Comprehensive Plan describes: to house another ~20 duplex or similar dwellings. Therefore, please hear my urging to **deny Mr. Cale's current rezoning request, and all such future requests** for this small parcel of R-1 land.

Ms. Murphy, thank you in advance for sharing this letter with the members of the Planning Commission in preparation for the meeting on February 14th.

Sincerely,

Judith B. Harris  
113 Brockton Court  
Williamsburg, VA 23185

## Carolyn Murphy

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**From:** Pat Ewell <pastyewell@gmail.com>  
**Sent:** Sunday, February 4, 2018 8:00 PM  
**To:** Carolyn Murphy  
**Cc:** Paul Freiling; Doug Pons; Barbara L. Ramsey; Benming Zhang; Scott Foster  
**Subject:** Fwd: PCR #18-001 (Property Rezoning Request at the Entrance of HHCH)

Note: This is Mr. Cale's second rezoning request on the same subject property at the entrance of Holly Hills Carriage Homes within a very limited timeframe.

The purpose of this letter is to document my strong opposition to Mr. Cale's second rezoning request PCR #18-001. He has changed his rezoning request from 53 apartments to 50 townhouses. As I stated earlier, it is my opinion that, if approved, it would benefit only one person and that person, of course, is Mr. Cale, himself. If approved, it definitely would be to the detriment of the existing community of Holly Hills Carriage Homes.

If approved, the HHCH residents will have to contend with at least double the traffic capacity exiting and entering the now and already dangerous 199/Brookwood Drive intersection. The rezoning, if approved, could potentially be a scenario for many accidents and possible deaths/injuries within the near future.

In my previous email to the Planning Commission on this same subject I mentioned my out-of-town guests who were always so impressed with how "green" Williamsburg is. (They were referring to all the trees that line Rt. 199, especially as you approached the entrance to HHCH). One of the first things that Mr. Cale will do is to have all those beautiful trees cut down!!

For the present preservation of our beautiful City of Williamsburg and for the FUTURE City of Williamsburg, I implore the Planning Commission to please deny the above-subject rezoning request PCR #18-001.

Sincerely,  
Pat Ewell

Sent from my iPad

Begin forwarded message:

**From:** Pat Ewell <pastyewell@gmail.com>  
**Date:** January 10, 2018 at 7:24:35 PM EST  
**To:** [cmurphy@williamsburgva.gov](mailto:cmurphy@williamsburgva.gov)  
**Subject:** PCR #18-001 (Property Rezoning Request at the Entrance of HHCH)

The purpose of this email is to document my strong opposition to the Cale property rezoning request (PCR #18-001) at the entrance of Holly Hills Carriage Homes (HHCH).

It is my judgment that Cale's rezoning request, if approved, will benefit only one person, and that person is Mr. Cale.

If approved, the HHCH residents will suffer and have to contend with double the traffic capacity exiting and entering at the "now and already dangerous 199\Brookwood Drive

intersection!”

The rezoning scenario, if approved, is being setup for many traffic accidents and possible traffic deaths and/or injuries at the entrance of HHCH.

If approved by the Planning Commission, it could possibly make other neighborhoods within the City of Williamsburg wonder how long will it be before some other ambitious businessman could possibly change their quiet community to another profitable business adventure.

All of the above is stated on behalf of myself and other HHCH residents who have enjoyed our community for years;

however, the following statement should concern the City of Williamsburg itself:

Over the years, I have had many out-of-state visitors and as I would turn off I-64 onto 199 from the airport most of them would comment about how green Williamsburg was, referring to all the trees that line 199. If approved, the rezoning request will allow Cale to cut down all of those beautiful trees and replace them with buildings.

I believe we should practice “quality control” and do the right thing for Williamsburg and HHCH, please deny the rezoning request!

Sincerely, Pat Ewell

Sent from my iPad

221 Brookwood Drive  
Williamsburg, VA 23185  
February 2, 2018

Ms. Carolyn Murphy  
Director, Planning and Codes Compliance  
401 Lafayette Street  
Williamsburg, VA 23185

Dear Ms. Murphy:

We are sending you this letter as a follow-up to our email of January 1, 2018, 3:02 PM, Subject: Proposed Rezoning for Holly Hills Villas. We remain steadfast in our opposition to Holly Hills LLC's revised application to rezone their property at 200 Brookwood Drive from RM-1 Conditional to RM-2 Conditional with Proffers.

We stand by our objections enumerated in our January 1<sup>st</sup> email. Mr. Cale's initial RM-2 rezoning application met with a firestorm of protest from our Holly Hills Carriage Homes (HHCH) neighbors. It seems to us that Mr. Cale is incredibly naive to think that changing three words in his application – "luxury rental apartments" – to "townhomes" and decreasing the number of units from 53 to 50 would quell the neighborhood outcry! As stated by other HHCH residents, Mr. Cale did nothing to address concerns over the appearance of the new structures, in fact he adds to our concerns by increasing the number of buildings on the 4.8 net acres from five to eight and he has provided no design information as to the appearance or construction materials to be used. If anything, adding three more structures adds to the probability and amount of noise and light pollution into the HHCH neighborhood.

Mr. Cale states in his amended application that the 50 units will be "owner-occupied". While that is much preferred over rental units, in reality we do not see that happening for a very long time. It is our understanding that there are currently over 600 new residential units in Williamsburg that are either unsold or are already approved for construction. Mr. Cale's additional 50 units will enter a saturated new-housing market, and he faces the additional burden of selling units (with no garages) backed up against very busy (and noisy) Route 199. Mr. Cale states that the Holly Hills Townhomes will not be rentals and they will be controlled by a separate Home Owner's Association (HOA). We understand that normal practice is for the developer (Mr. Cale) to draft the initial governing directives for a new HOA, and that the developer may remain a voting member of the HOA until such time as 75% of the dwellings have been sold. To ensure the stability and quiet character of our neighborhood, the HHCH's HOA has maintained strict rules over rental/leased units, holding them to less than 10% of the total units in the Community. If the Holly Hills Townhomes units do not sell rapidly, it is logical that Mr. Cale will lease unsold units in order to mitigate his losses, and he could certainly construct the new HOA's governing directives to permit large numbers of leased units.

Other neighbors have enumerated their continuing concerns over traffic congestion, non-compliance with the Comprehensive Plan, and the disruption of the serenity of ours and surrounding neighborhoods



with the proposed construction of 50 housing units on less than five acres of land. We share those concerns and offer two more that are very worrisome to us. They are the health and maintenance of our BMP (retention pond) and the offered sidewalk proffer.

First, Mr. Cale and the City both state that our pond is adequate by design to handle storm water run-off from the new development. However, the pond was designed to control storm water from the 31 constructed HHCH buildings and from a small number of commercial buildings initially intended for the currently undeveloped acres. Fifty new residential units will add a significantly larger amount of impervious surfaces, which will channel much more run-off into our pond. Mr. Cale unilaterally deeded the pond over to the HHCH HOA and walked away from any responsibility for potentially inadequate design or proper maintenance of the pond. There are two inflows from the vacant Cale property. The photo below, left, is the inflow that is NOT yet attached to the storm water system previously installed by Mr. Cale on his undeveloped property. The photo on the right is of the inlet that is attached to just four storm gutters of the installed storm water system. It is heavily silted in from debris and dirt that has washed into our pond. By my estimate, the capacity of the pond has been significantly degraded due to silting in of the western 1/3 of the pond. Mr. Cale accepts no responsibility for this silting-in, nor does he propose to take any responsibility or actions to restore the pond to design specifications or to prevent further degradation of our pond from increased run-off from his property.



Secondly, in our estimation, the proffer offered by Mr. Cale to pay for the sidewalk previously built by the City is laughable! That sidewalk should have been constructed at Mr. Cale's expense as part of the initial construction of the existing Community. It has absolutely no bearing to his proposed new development, and it is of no benefit to any residents who might eventually reside there. Mr. Cale's Proffer states that the \$60,000.00 sidewalk "provides access from Brookwood Drive to Jamestown Road", which is completely false. To access the sidewalk from 200 Brookwood Drive requires turning right from the entrance to 200 Brookwood Drive and walking to the opposite end of Brookwood, turning left onto Exmore Court to its end, then following a dirt road to near the base of the water tower, at which point the person can access the sidewalk to Jamestown Road. This is a distance of 3/10 of a mile, uphill all of the way. Holly Hills Townhomes residents would more likely walk the flat, but dangerous,

route along Route 199, through the grass and ditch, shown below, left, then follow the uphill and circuitous route, some of which is shown below, right, to access the existing sidewalk to Jamestown Road.



In closing, we again strongly urge the rejection of Holly Hills LLC's application for rezoning to RM-2. Their high-density zoning proposal, if approved with his false proffer, would significantly diminish the character of ours and surrounding neighborhoods, reduce the peace and quality of life for us and our neighbors, and undoubtedly negatively affect property values throughout our area. We respectfully request that the Planning commission vote "NO" on this request.

Respectfully,

*Robert Krasche*

Robert L. Krasche

*Elizabeth M. Krasche*

Elizabeth M. Krasche

221 Brookwood Drive

## Carolyn Murphy

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**From:** C.C. <soslowmo101@gmail.com>  
**Sent:** Thursday, February 1, 2018 5:12 PM  
**To:** Carolyn Murphy  
**Subject:** Holly Hills Carriage Homes : PCR#18-001 Rezoning

Ms. Murphy, Thank you for the information forwarded to me and for your time on this matter.

Mr. Cale's proposal of downsizing the rental units to 50 is still an unacceptable number of units for the property with a major detrimental impact on our neighborhood.

**TRAFFIC IMPACT:** That traffic will certainly pass in front of the first 2 townhomes which one is mine. People from the units waiting for the stoplight will make it impossible for us to get out of our driveways or into them. Upon entering Brookwood it's impossible to not notice the problem and how those homes will be impacted.

**APPEARANCE:** 50 units will give the appearance of a very overcrowded living area along with the noise & added traffic no matter what the set back is.

Building appearance should be the same, compliment or better in quality.

**ZONING:** I believe the original property was always zoned for 20 units. That's what Mr. Cale should be held to with no "rental only" units. It would be a terrible precedent for the City of Williamsburg to let builders change the zoning laws that offers homers some protection. Without that protection, homes lose their value also it's a disruption of quiet neighborhood lives just because builders only see the monetary aspects.

**ESTABLISHED RULES OF HOA:** A new HOA should be established in accordance with the same bylaws as the already established bylaws of the Holly Hills Carriage Homes.

Please consider one family (immediate family) owned. It can only help keep our home values in place. More acceptable would be to uphold the original zoning.

Thanks to you and the other City of Williamsburg council members for all your work and time spent on this matter.

Cynthia Campo  
205 Brookwood Dr.

email: [soslowmo101@gmail.com](mailto:soslowmo101@gmail.com)

To: Williamsburg Planning Commission

Regarding: PCR#18-001, Holly Hills, LLC Rezoning Request

Date: February 1, 2018

I respectfully request that the subject proposal be denied for the following reasons:

1. Holly Hills LLC has been aware of the existing conditions for the subject track all along. Mr. James Hatcher Cale Senior was instrumental in the development of the current subdivision and accepted the current conditions for the existing track of land, 20 total units individually owned..
2. Individuals in the current subdivision purchased their townhomes taking into consideration existing rules and future plans for the subdivision. Many individuals, such as myself, would not have purchased in the location if aware of a different planned density for the track, or if different types of units were to be located there.
3. The current zoning only allows 8 units per acre, and there is a 4.8 acre density allowance for the track. At worst case, this would only allow for 35 units in the track.
4. The current proposal to modify does not clearly state who will be the owners of the so called townhomes; will individual residents own the townhomes, or will they be owned and then rented. This needs to be clarified and the area held to the same standard as the current subdivision's HOA.
5. It is ludicrous to insinuate that traffic would be no different from a 20 unit track, or have no impact. Increasing from 20 units to 50 will more than double the amount of traffic from the current allocation. This is easily noted based on the number of parking spaces the new plans allocate, 114. The current subdivision does not have such allocated spaces.
6. The drive out of the track will pass adjacent to one existing 2 unit townhome and traffic will face directly at another 2 unit townhome; this will be problematic for those units, especially during dark hours when car lights will be directed at those 2 units.
7. The proposal to rezone employs vague terms for the proposed units, such as high "quality materials", without defining these; it also does not define proposed HOA rules. The construction of any townhomes in the track should meet the same conditions for construction and have the same HOA rules as the existing subdivision.
8. The only individual(s) or entity that benefits from a rezoning is Holly Hills LLC. A rezoning will have a negative impact on current subdivision owners, as indicated above, resulting in lower home values; it does not offer any real benefits to the City of Williamsburg and should actually lead to correspondingly lower tax assessments for impacted units.

Sincerely,



Jose Campo  
205 Brookwood Drive

## Carolyn Murphy

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**From:** Doris Margulies <grandemargulies@cox.net>  
**Sent:** Thursday, February 1, 2018 12:09 PM  
**To:** Carolyn Murphy  
**Cc:** Paul Freiling; Doug Pons; Barbara L. Ramsey; Benming Zhang; Scott Foster  
**Subject:** Request to Rezone Property at Brookwood Drive

112 Exmoor Court  
Williamsburg, VA 23185

Feb. 1, 2018

Ms. Carolyn Murphy  
Director of Planning  
401 Lafayette Street  
Williamsburg, VA 23185

Dear Ms. Murphy,

We so appreciate you keeping us informed of the revised plan brought to your office by Hatcher Cale and his colleagues concerning the rezoning of his property located at Brookwood and 199. This builder shows disregard for the safety of our current residents and the future residents of this new property. If 50 units are added there is a potential of 100 extra people with 100 extra cars flowing onto Brookwood at an extremely busy intersection adjacent to a four lane highway. VHB, Inc. offers an analysis of traffic impact without mentioning that there remains a SINGLE entrance/exit for the entire community. This could result in tragic gridlock in the event of an emergency.

The Stormwater Maintenance Facility is not adequate for the addition of these buildings. This has been a large expense to our community to maintain. The VHB, Inc. report is highly suspect when they state it was "*designed to accommodate runoff from development of the subject property.*" Where is any scientific documentation to prove this statement? Personally, we have experienced the opposite of this as our HOA has paid to bring the Facility into adequate health after this builder suddenly chopped down all the trees holding the soil along our 199 border several years ago. I am certain the city has records of the difficulties we encountered with correcting that run-off into the Facility. The builder and his associates offer no data on the care to be taken with the environment.

Lastly, the concept of 50 townhouses which are drawn on the submitted site design presented to your office appears to look exactly like the slum row-houses in both Philadelphia and Baltimore. This is Williamsburg, Virginia. People move here because of our reputation for adherence to rules of architecture. This project as presented is an insult to our homes and the city of Williamsburg.

For these reasons we urge you to reject the rezoning request for these row homes.

Thank you for your time and attention.

Sincerely,

Doris and Harvey Margulies

112 Exmoor Court  
757-258-1067

January 31, 2018

City of Williamsburg  
C/o Carolyn Murphy  
401 Lafayette St.  
Williamsburg, VA 23185

Re: PCR#18-001

Dear Ms. Murphy and Board Members,

On January 9, 2018 I wrote to you and the board regarding my adamant opposition to the proposed rezoning change to HHCH subdivision. Since that day, a second meeting has been scheduled for February 14, 2018, of which I will be out of town; however, I will voice my concerns within this letter.

In reading through the "revised" proposal, I see very little difference in what was suggested in January and it's current revision. The proposal REMAINS to disband the current zoning of RM-1 Medium Density, which allowed 20 "comparable" dwellings to RM-2 High Density dwellings, which increases the number of units from 20 Owner Occupied to 50 "transient" rental tenants.

In attending the last meeting held January 17<sup>th</sup>, of which the City approved over 200 rental units to be built on the corner of Richmond Rd and Monticello, the question begs to be asked, do we really need more rental units? This neighborhood is filled with retiree's, single professionals and young families, all who have made an INVESTMENT in their community. As an "elected" official, I employ you to consider your fiduciary responsibility to this community and how this change WILL EFFECT, all who live here currently.

As I stated in my previous letter, the traffic here will be unbearable. In reviewing the traffic study given, as some sort of "olive branch", will this really be the case? Have you or any members of the board driven through here to get a "feel" of how the configuration really lays out or its traffic flow? I again bring your attention back to the fact that people have "died" at the front of this entrance. It is an extremely high traffic corridor and the 45mph speed limit is a joke, to say the least.

In comparing rentals vs. ownership, there are some items that need to be looked at carefully, for they in themselves provide a window into what the future will hold if this proposal is accepted. I hope you will strongly consider the following:

- This subdivision is governed by an HOA, which means we are held accountable for our property as to ensure ALL properties remain true to the integrity of the whole. Rentals, since they are by their design a “non ownership” property, are not required to maintain anything, they have no personal interest in keeping up a property, why should they? They are rental townhomes; this fact alone will drastically reduce our property values.
- The proposed traffic configuration is a logistic nightmare. There will be without question an increase in congestion due to the traffic and there is no way around this, other than to keep the current zoning in place limiting the number of homes that can be built.
- With the gluttony of rentals in the area there will be a competitive quest for tenants, vs. very few properties to purchase in the City of Williamsburg. The NEED for mid range housing is high and the inventory is low, why waste the land when you have already targeted another area for expansion with over 200 rental units. This is a poor choice and use of the land that is limited and irreplaceable.
- Safety of the neighborhood is also my top priority and concern. There is no way to know who will rent, or how renters will uphold the community. With young families investing in their first home, retirees and single women, such as myself, I am deeply troubled by these unknowns. Have you considered this issue?

In closing, I want to thank you for your time and consideration to my concerns. I realize this is a decision that the board will have to stand by for years to come. I trust that as leaders in our community you will hear the voices of those who have supported you in the past, now ...as a community of concerned citizens, I ask you to uphold the current zoning and reject this proposal which will have long term consequences.

Respectfully,

Sydney Duvall  
Owner  
216 Brookwood Dr.  
Williamsburg, VA 23185

## **Carolyn Murphy**

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**From:** JoAnn Borden <jborden1948@yahoo.com>  
**Sent:** Tuesday, January 30, 2018 9:34 AM  
**To:** Carolyn Murphy  
**Subject:** Rezoning of 200 BrookwoodDrive

Dear Ms. Murphy,

We are homeowners in the Carriage Houses of Holly Hills and find the proposed rezoning from RM-1 to RM-2 unacceptable and not beneficial to the property in question nor to our neighborhood and surrounding neighborhoods. It would appear that rezoning from RM-1 to RM-2 would result in three story buildings to accommodate adequate living space and this type of building does not enhance the look of properties within the Historic City of Williamsburg.

It appears that Mr. Cale's proposal was thrown together without filling in all the blanks. There is no mention of the architectural design and size of the buildings other than their construction will be high quality and compatible with the Holly Hills Carriage Homes. His plan does not include what type of homeowners association would be implemented nor does it adequately answer the allotted percentage of rentals that would be allowed. Without this vital information, one would have to assume that approval would ensure a high density, transitory occupancy which, in turn, would negatively impact the surround communities, both in quality and architecture.

There would be numerous environmental impacts: additional erosion and pollution with runoff into the retention pond, wild life would be destroyed, increase in volume of traffic entering and leaving the community would create safety and security issues. Traffic patterns on Route 199 would need to be studied due to increase in volume.

We enjoy living in Historic Williamsburg and hope that the City of Williamsburg will reject this application for rezoning to maintain the strong enforcement of zoning rules and regulations to protect the historic area.

Respectfully submitted,

Russell & JoAnn Borden  
117 Brockton CT  
Williamsburg, VA 23185



## Carolyn Murphy

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**From:** Carolyn Davis <crd0784@gmail.com>  
**Sent:** Monday, January 29, 2018 4:48 PM  
**To:** Carolyn Murphy; Paul Freiling; Scott Foster; Doug Pons; Barbara L. Ramsey; Benming Zhang; Marvin Collins; Christina Shelton; Andrew Trivette; Dee Scott  
**Subject:** Updated Rezoning Request—Holly Hills, LLC

January 29, 2018

Members of City Council and Carolyn Murphy, Planning Department

We wish to add the following concerns as an addendum to our memo dated December 17, 2017. These concerns relate directly to the updated rezoning request of James Hatcher Cale, Jr.:

- there is not much information included about the nature of the townhouses; how many stories there will be, or architectural style

- of great concern is the lack of information about the degree to which the townhouses maybe turned into rental properties

- while our density objection has been lessened, it still has not been completely mitigated

Thank you for allowing us to express our thoughts,

James T. Davis, Jr.  
Carolyn R. Davis  
161 Exmoor Court  
Williamsburg, Virginia 23185  
Jim's Cell: (252) 333-2082

## Carolyn Murphy

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**From:** Davida Mutter <dmutter@cox.net>  
**Sent:** Monday, January 29, 2018 11:01 AM  
**To:** Carolyn Murphy  
**Subject:** Holly Hills Townhomes

Dear Carolyn,

Thank you for the update on Mr. Cale's proposal to rezone to RM-2 and develop his property as Holly Hills Townhomes. Both of us have served on the Board of Directors of the Holly Hills Carriage Homes HOA. Here are our continued concerns:

1. **High Density:** The proposed density of 50 units (at 10 units per acre) is 2.5 times higher than the current approval for 20 units under RM-1 zoning. We realize that under RM-2 zoning, 14 units per acre are allowable, but what is allowable is not in the best interest of Holly Hills Carriage Homes or his proposed development. The proposed townhomes are tightly spaced similar to Northern Virginia, but not in a residential community in Williamsburg. It appears that the units will have to be three stories to allow for living space. Again, three stories will look very modern in a Corridor Protection area on Route 199 leading to Colonial Williamsburg.
2. **Proffered Amount and Transfer of the BMP (Drainage Pond) back to Mr. Cale:** The proffered amount of \$60,000 proposed by Mr. Cale is meager and needs to be increased substantially. Any development of the land by Mr. Cale will create additional erosion and sediment, which will be collected in the BMP (pond). Mr. Cale transferred the BMP to the Holly Hills Home Carriage Homes Owners Association (HHCH HOA). If Mr. Cale is allowed to develop this property under any zoning, the BMP need to be transferred back to Mr. Cale.
3. **Accident Zone Hazard:** In practical terms, more than 20 units on Mr. Cale's property, will create entrance and exit hazards to the proposed Holly Hills Townhomes. All residents exiting this community to Route 199 will have to turn left and drive up an incline and cross a lane of cars entering from Route 199. Simultaneously, Townhome residents will have to watch for traffic on the right as current Carriage Homes residents attempt to leave the neighborhood as well. All of this lane negotiation will take place in approximately 60 linear yards of road from the entrance to the proposed townhomes to Route 199. When Holly Hills Carriage Homes was proposed in the late 1990's, Route 199 was a two-lane road designated as "limited access." Route 199 is now a four-lane highway with 4 other turn lanes. In the past ten years, multiple accidents have occurred at Route 199 and Brookwood Drive. We strongly suggest that traffic accident reports be obtained for the intersection of Route 199 and Brookwood Drive. Since the intersection of Brookwood Drive and Route 199 includes both James City County and the City of Williamsburg, a complete accident report must include data from both police departments.

In conclusion, we understand Mr. Cale's interest in developing his property at 200 Brookwood Drive, and we are confident that he can propose a plan that will once again attract enthusiastic buyers without the

shortcomings of his current rezoning proposal. A congested community out of character with Williamsburg is not likely to do so. We strongly request that his current rezoning request to RM-2 for Holly Hills Townhomes be rejected.

Respectfully,

David and Davida Mutter  
240 Brookwood Drive  
Williamsburg, VA 23185

Dear Members of City Council,

We would like to register our continued opposition to the proposed development of Holly Hills Villas. We have been residents of Holly Hills Carriage Homes for 15 years and have enjoyed our community and the larger Williamsburg area. The reasons we are opposed to this proposed development are:

- The new proposal has decreased the number of units from 54 to 50 which is an insignificant decrease and the density is still significantly higher than the RM-1 zoning limit.

- The architecture design is not available at this time and if it is anything similar to the previous proposal is not in keeping with the existing carriage homes. It is unclear how many stories the buildings will be but given the density of the community, will be at least 2 stories or possibly 3 stories.

- The proposed 50 townhouses will have at a minimum 100 cars on a relatively small parcel of ground and will increase congestion going in and out and on an already busy Route 199.

- Holly Hills Carriage Homes has, by design, limited the number of units that can be rented to 5. There is no guarantee that there will be any limit on the number of rental units and given they are now townhouses, the number of people in each unit may be greater than the previous apartment proposal.

For these reasons we request that the board votes to not approve the proposed project.

Sincerely,

Tom & Sue Brown  
105 Exmoor Court  
Williamsburg, VA 23185

## Carolyn Murphy

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**From:** pitpony43 <pitpony43@gmail.com>  
**Sent:** Monday, January 29, 2018 1:53 AM  
**To:** Carolyn Murphy  
**Subject:** Holly hills

Good morning,

Again I am expressing my concern about Mr Cale's proposal for building too many homes on the small acreage in our lovely quiet neighborhood. He needs to go back to his original proposal of more carriage houses like the ones that are in this location, when he changed from commercial to residential, that was what he planned, not multi condos.

I remain, yours sincerely,  
Elizabeth A Horney  
172 Exmoor Court  
Williamsburg.

Sent from my Galaxy Tab® E

Dear Members of City Council,

We would like to register our opposition to the proposed development of Holly Hills Villas. We have been residents of Holly Hills Carriage Homes for 15 years and have enjoyed our community and the larger Williamsburg area. The reasons we are opposed to this proposed development are:

-The architecture is not in keeping with the existing carriage homes that will now have to look on the backside of a 3 story apartment building. Nor is it in keeping with the homes in the surrounding communities.

-The proposed 53 apartments will have at a minimum 100 cars on a relatively small parcel of ground and will increase congestion going in and out and on an already busy Route 199.

-Holly Hills Carriage Homes has, by design, limited the number of units that can be rented to 5. The 53 rental units will basically negate the efforts our community has undertaken to keep it a quiet residential neighborhood.

-The builder has indicated the pool complex would be open to residents of the carriage homes – personally this is of no interest or benefit to us.

For these reasons we request that the board votes to not approve the proposed project.

Sincerely,

Tom & Sue Brown  
105 Exmoor Court  
Williamsburg, VA 23185

## **Carolyn Murphy**

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**From:** Eileen Shafer <eileenshafer.royalteas@gmail.com>  
**Sent:** Thursday, January 18, 2018 4:36 PM  
**To:** Carolyn Murphy  
**Subject:** Cale Property in Williamsburg on Rt. 199/Brookwood Drive

Carolyn,

I was not able to attend the meeting yesterday afternoon, but would like to add some comments pertaining to the proposed property in subject....

An apartment complex in this particular area will further hinder the property values of Holly Hills Carriage Homes, and will cause an overload of traffic between Brookwood Drive and Jamestown Road. There are SO many apartment complexes throughout the Williamsburg area already. It would be a shame to ruin this piece of property by adding any type of apartment complex, not to mention the amount of cars it will bring, along with added traffic at that stoplight.

No one is in favor of the type of business Cale wants to bring to this area....an unattractive apartment complex, which will attract renters who will not care about property values that homeowners have to be concerned about. Take a good look around at other apartment complexes that Cale manages in the Newport News area. Would YOU want to live next door to his rental properties? Ask the police department what kind of noise and petty crimes these apartment complexes will bring to an otherwise quiet neighborhood. When a builder and/or landlord rents apartments, they normally do not live in the same complex; nor do they care about the neighbors who are subjected to this kind of zoning. Let Cale continue building/managing apartments in Newport News....look what's happening to that town. Do you really want to bring that kind of traffic to the City of Williamsburg? There is a brand new apartment complex going up just down the road (near John Tyler and Rt. 199). How many more multi-family areas are needed in close proximity to one another? These intersections cannot handle more traffic than we already have.

Eileen Shafer  
Holly Hills Carriage Homes

## Carolyn Murphy

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**From:** Nancy Lubrano <njlubrano@gmail.com>  
**Sent:** Wednesday, January 17, 2018 12:43 PM  
**To:** Carolyn Murphy; pfreiling@williamsburgva.gov; Doug Pons; Barbara L. Ramsey; Benming Zhang; Scott Foster  
**Subject:** Holly Hills, LLC petition

We would like to object to the request by James Hatcher Cale, Jr to change the zoning of his vacant parcel of land from RM-1 to RM-2 , to be called Holly Hills Villas. We object as his proposal is not in compliance with the city of Williamsburg Copenhensive Plan

Thank you for your attention to this matter.

Dominick and Nancy Lubrano

108 Exmoor Court

Williamsburg VA, 23185

*Provided these copies to PC  
At the Meeting on 1-17-18.  
cmurphy*



## **Carolyn Murphy**

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**From:** Karen Brigham <ckbrig@hotmail.com>  
**Sent:** Wednesday, January 17, 2018 10:56 AM  
**To:** Carolyn Murphy  
**Subject:** Rezoning

Dear Ms. Murphy, I am writing to request that you do not approve the rezoning to RM-2 for the proposed Holly Hills rental Villas. My main concerns are the fact that they are rentals and have an ugly institutional look. There are also many such apartments currently being built behind Williamsburg Crossing and near Trader Joe's. I would attend the Planning Commission meeting, but am recovering from the flu. Thank you for reading this and tallying my request a no vote for the rezoning request.

Karen Brigham  
224 Yorkshire Drive  
Williamsburg, Va, 23185

Sent from my iPad

## Carolyn Murphy

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**From:** Freiling, Paul <PFreiling@CWF.org>  
**Sent:** Wednesday, January 17, 2018 8:58 AM  
**To:** Clifton Brigham, CPA; Paul Freiling  
**Cc:** Carolyn Murphy; Scott Foster; Doug Pons; Barbara L. Ramsey; Benming Zhang  
**Subject:** RE: Rezoning of Holly Hills Villas

Good morning Mr. Brigham,

Thanks for being in touch to share your concerns about the rezoning request for Holly Hills Villas. I am not sure if you sent similar messages to the other members of Council, so I hope you don't mind me copying them on this response. I have also copied Planning Director Carolyn Murphy here. We all appreciate citizen input.

As you likely know, this matter will be discussed this afternoon at a public hearing held by the Planning Commission. The next step would be for the request to go to City Council at a public hearing, along with the Planning Commission's recommendation. That would not happen until February 8 at the earliest. We will be sure to keep your comments in mind when the matter comes before Council.

Again, thank you for giving us the benefit of your perspective.

Sincerely,

Paul

**From:** Clifton Brigham, CPA [<mailto:CBrigham@brighamcalhoun.com>]  
**Sent:** Tuesday, January 16, 2018 4:37 PM  
**To:** [pfreiling@williamsburgva.gov](mailto:pfreiling@williamsburgva.gov)  
**Subject:** Rezoning of Holly Hills Villas

Dear Mr. Freiling,

I am a home owner in Holly Hills, near the proposed Holly Hills Villas, apartments. My wife and I are very concerned about the negative effects this will have on the noise level in the area as well as the property values, light pollution and quality of life. It is our understanding that this proposal is not in compliance with the City of Williamsburg Comprehensive plan, and we feel for good reason.

We are very much against the rezoning and urge you to deny the request.

Thank you for your consideration in this matter.

Sincerely,

Clifton Brigham  
224 Yorkshire Drive, Williamsburg

**Clifton L. Brigham, CPA, MST, CFP®, CMA, CGMA** | President  
Brigham & Calhoun, PC | 461 McLaws Circle, Suite 4 | Williamsburg VA 23185



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## Carolyn Murphy

---

**From:** Freiling, Paul <PFreiling@CWF.org>  
**Sent:** Tuesday, January 16, 2018 12:30 PM  
**To:** Catherine Adams; Paul Freiling  
**Cc:** Carolyn Murphy; Scott Foster; Doug Pons; Barbara L. Ramsey; Benming Zhang  
**Subject:** RE: Email contact from City of Williamsburg, VA

Good afternoon Ms. Adams,

Thank you for taking the time to be in touch regarding the rezoning request. My City Council colleagues and I very much appreciate citizen input on such matters. I am not sure if you sent similar messages to the other members of Council, so I have taken the liberty of copying them here on my response. I have also copied Planning Director Carolyn Murphy.

Please note that the Planning Commission will be holding a public hearing on this request at their meeting tomorrow afternoon. The request would then come before City Council at another public hearing at our February meeting. We will certainly keep your thoughts in mind at that time. If you have any questions about the process, please feel free to be in touch with Ms. Murphy.

Again, thank you for your input.

Sincerely,

Paul

**From:** [webmaster@williamsburgva.gov](mailto:webmaster@williamsburgva.gov) [mailto:[webmaster@williamsburgva.gov](mailto:webmaster@williamsburgva.gov)]  
**Sent:** Tuesday, January 16, 2018 9:42 AM  
**To:** Freiling, Paul <[pfreiling@williamsburgva.gov](mailto:pfreiling@williamsburgva.gov)>  
**Subject:** Email contact from City of Williamsburg, VA

Message submitted from the <City of Williamsburg, VA> website.

**Site Visitor Name:** Catherine Adams  
**Site Visitor Email:** [N217Q@hotmail.com](mailto:N217Q@hotmail.com)

Catherine Adams  
116 Exmoor Ct  
Williamsburg, VA 23185

Paul Freiling, Mayor  
City of Williamsburg

RE: DENY Rezoning of 200 Brookwood-PCR#18-001/Cale

I opposed to the rezoning of the 200 Brookwood Dr property from RM-1 to RM-2 & the construction of 53 apartments adjacent to Holly Hills Carriage Homes. Violation of the Comprehensive Plan (2013): Density of this parcel should not exceed 20 living units. The application will increase density by 265% with an overwhelming increase in traffic operations. Retain the

current zoning to preserve the single family character that the Comprehensive Plan strives to maintain for Williamsburg.

Traffic & infrastructure: The entrance to this community cannot absorb 2X the traffic that it currently accommodates. It will strain the infrastructure increase accidents, & add to the city's maintenance expenses.

Devaluing of property: Williamsburg has barely recovered from the real estate crash. Homes are hard to sell, owners lower prices dramatically & are on the market for 1 or more years. Apartments will undermine the current values with more traffic & noise.

Cap on rentals: HHCH caps rental homes #s to preserve continuity, limit transience, and reduce crime. The apartment complexes in the area are adequate to house additional rental demand without burdening HHCH with noise and deterioration of the community.

Crime: The crime map link shows that over the last year, much of it from & in surrounding rental properties, is at HHCH' doorstep. 53 rental units will add fuel to this activity and undermine the safety of HHCH. Retaining the zoning will preserve the single family nature of the neighborhood: pride of ownership and consideration for the integrity of the community.

<http://communitycrimemap.com/?address=6440%20Centerville%20Rd,%20Williamsburg,%20VA%2023188>

Dates: 1-31-17-1-16-18.

**BOTTOM LINE: DENY REZONING REQUEST OF THE CALE PETITION PCR \*18-001**

Respectfully submitted,

Catherine Adams

## **Carolyn Murphy**

---

**From:** Paul Miyamasu <paul.miyamasu@gmail.com>  
**Sent:** Monday, January 15, 2018 2:25 PM  
**To:** Carolyn Murphy  
**Subject:** Cale Rezoning Request

Ms. Carolyn Murphy:

We are opposed to Mr. Cale's request to rezone his property to RM-2 (high density multi-family residential) and proposal to build 53 rental apartment units in Holly Hills Carriage Homes subdivision.

- It is our understanding there will be buildings 2 and 3 stories high with severe architectural design.
- This will add at least 100 more cars driving onto Brookwood Drive.
- Being rentals, it will adversely affect our property values and quality of life with added noise and light pollution.
- We also understand this proposal is NOT in compliance with the City of Williamsburg's Comprehensive Plan.

My husband and myself respectfully request the City Planning Commission to deny this request by Mr. Cale.

Respectfully,

/S/

Mary K. Miyamasu Trust  
Owner, 217 Brookwood Drive  
Holly Hills Carriage Homes  
Williamsburg, VA 23185

## **Carolyn Murphy**

---

**From:** Christel Daniels <dnchristel@aol.com>  
**Sent:** Monday, January 15, 2018 12:47 PM  
**To:** Scott Foster; Carolyn Murphy; Paul Freiling; Doug Pons; Barbara L. Ramsey; Benming Zhang  
**Subject:** Proposed Holly Hills Carriage Homes Rental Units

Dear Members of City Council:

I am writing regarding the proposed development of 53 rental units, two and three story buildings, in the Holly Hills Villas area. I am opposed to Mr. Cale's proposed plan.

Since Mr. Cale previously agreed to 20 villas identical to our current homes, I personally find this to be a breach of contract on his part. Mainly, however, it would dramatically alter the character of our present situation. All our homes are privately owned, not rented. I am also very concerned about the traffic situation which in the last two years has become less fluid. Not infrequently, one has to wait for two to three traffic light changes at the Jamestown Road and 199 intersection before being able to proceed. With additional units being build in Williamsburg Landing, I can not foresee that this situation will change for the better and, therefore, deserves careful consideration.

Thank you in advance for your attention to this matter.

Sincerely,

Christel Daniels  
145 Exmoor Court  
Williamsburg, Virginia 23185  
757-208-0719

## Carolyn Murphy

---

**From:** Nancy Lubrano <njlubrano@gmail.com>  
**Sent:** Wednesday, January 17, 2018 12:43 PM  
**To:** Carolyn Murphy; pfreiling@williamsburgva.gov; Doug Pons; Barbara L. Ramsey; Benming Zhang; Scott Foster  
**Subject:** Holly Hills, LLC petition

We would like to object to the request by James Hatcher Cale, Jr to change the zoning of his vacant parcel of land from RM-1 to RM-2 , to be called Holly Hills Villas. We object as his proposal is not in compliance with the city of Williamsburg Copenhensive Plan

Thank you for your attention to this matter.

Dominick and Nancy Lubrano  
108 Exmoor Court  
Williamsburg VA, 23185



## **Carolyn Murphy**

---

**From:** Karen Brigham <ckbrig@hotmail.com>  
**Sent:** Wednesday, January 17, 2018 10:56 AM  
**To:** Carolyn Murphy  
**Subject:** Rezoning

Dear Ms. Murphy, I am writing to request that you do not approve the rezoning to RM-2 for the proposed Holly Hills rental Villas. My main concerns are the fact that they are rentals and have an ugly institutional look. There are also many such apartments currently being built behind Williamsburg Crossing and near Trader Joe's. I would attend the Planning Commission meeting, but am recovering from the flu. Thank you for reading this and tallying my request a no vote for the rezoning request.

Karen Brigham  
224 Yorkshire Drive  
Williamsburg, Va, 23185

Sent from my iPad

## Carolyn Murphy

---

**From:** Freiling, Paul <PFreiling@CWF.org>  
**Sent:** Wednesday, January 17, 2018 8:58 AM  
**To:** Clifton Brigham, CPA; Paul Freiling  
**Cc:** Carolyn Murphy; Scott Foster; Doug Pons; Barbara L. Ramsey; Benming Zhang  
**Subject:** RE: Rezoning of Holly Hills Villas

Good morning Mr. Brigham,

Thanks for being in touch to share your concerns about the rezoning request for Holly Hills Villas. I am not sure if you sent similar messages to the other members of Council, so I hope you don't mind me copying them on this response. I have also copied Planning Director Carolyn Murphy here. We all appreciate citizen input.

As you likely know, this matter will be discussed this afternoon at a public hearing held by the Planning Commission. The next step would be for the request to go to City Council at a public hearing, along with the Planning Commission's recommendation. That would not happen until February 8 at the earliest. We will be sure to keep your comments in mind when the matter comes before Council.

Again, thank you for giving us the benefit of your perspective.

Sincerely,

Paul

---

**From:** Clifton Brigham, CPA [<mailto:CBrigham@brighamcalhoun.com>]  
**Sent:** Tuesday, January 16, 2018 4:37 PM  
**To:** [pfreiling@williamsburgva.gov](mailto:pfreiling@williamsburgva.gov)  
**Subject:** Rezoning of Holly Hills Villas

Dear Mr. Freiling,

I am a home owner in Holly Hills, near the proposed Holly Hills Villas, apartments. My wife and I are very concerned about the negative effects this will have on the noise level in the area as well as the property values, light pollution and quality of life. It is our understanding that this proposal is not in compliance with the City of Williamsburg Comprehensive plan, and we feel for good reason.

We are very much against the rezoning and urge you to deny the request.

Thank you for your consideration in this matter.

Sincerely,

Clifton Brigham  
224 Yorkshire Drive, Williamsburg

*Clifton L. Brigham, CPA, MST, CFP®, CMA, CGMA* | President  
Brigham & Calhoun, PC | 461 McLaws Circle, Suite 4 | Williamsburg VA 23185



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## Carolyn Murphy

---

**From:** Freiling, Paul <PFreiling@CWF.org>  
**Sent:** Tuesday, January 16, 2018 12:30 PM  
**To:** Catherine Adams; Paul Freiling  
**Cc:** Carolyn Murphy; Scott Foster; Doug Pons; Barbara L. Ramsey; Benming Zhang  
**Subject:** RE: Email contact from City of Williamsburg, VA

Good afternoon Ms. Adams,

Thank you for taking the time to be in touch regarding the rezoning request. My City Council colleagues and I very much appreciate citizen input on such matters. I am not sure if you sent similar messages to the other members of Council, so I have taken the liberty of copying them here on my response. I have also copied Planning Director Carolyn Murphy.

Please note that the Planning Commission will be holding a public hearing on this request at their meeting tomorrow afternoon. The request would then come before City Council at another public hearing at our February meeting. We will certainly keep your thoughts in mind at that time. If you have any questions about the process, please feel free to be in touch with Ms. Murphy.

Again, thank you for your input.

Sincerely,

Paul

**From:** [webmaster@williamsburgva.gov](mailto:webmaster@williamsburgva.gov) [mailto:[webmaster@williamsburgva.gov](mailto:webmaster@williamsburgva.gov)]  
**Sent:** Tuesday, January 16, 2018 9:42 AM  
**To:** Freiling, Paul <[pfreiling@williamsburgva.gov](mailto:pfreiling@williamsburgva.gov)>  
**Subject:** Email contact from City of Williamsburg, VA

Message submitted from the <City of Williamsburg, VA> website.

**Site Visitor Name:** Catherine Adams  
**Site Visitor Email:** [N217Q@hotmail.com](mailto:N217Q@hotmail.com)

Catherine Adams  
116 Exmoor Ct  
Williamsburg, VA 23185

Paul Freiling, Mayor  
City of Williamsburg

RE: DENY Rezoning of 200 Brookwood-PCR#18-001/Cale

I opposed to the rezoning of the 200 Brookwood Dr property from RM-1 to RM-2 & the construction of 53 apartments adjacent to Holly Hills Carriage Homes.  
Violation of the Comprehensive Plan (2013): Density of this parcel should not exceed 20 living units. The application will increase density by 265% with an overwhelming increase in traffic operations. Retain the

current zoning to preserve the single family character that the Comprehensive Plan strives to maintain for Williamsburg.

Traffic & infrastructure: The entrance to this community cannot absorb 2X the traffic that it currently accommodates. It will strain the infrastructure increase accidents, & add to the city's maintenance expenses.

Devaluing of property: Williamsburg has barely recovered from the real estate crash. Homes are hard to sell, owners lower prices dramatically & are on the market for 1 or more years. Apartments will undermine the current values with more traffic & noise.

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<http://communitycrimemap.com/?address=6440%20Centerville%20Rd,%20Williamsburg,%20VA%2023188>

Dates: 1-31-17-1-16-18.

**BOTTOM LINE: DENY REZONING REQUEST OF THE CALE PETITION PCR \*18-001**

Respectfully submitted,

Catherine Adams

## Carolyn Murphy

---

**From:** Paul Miyamasu <paul.miyamasu@gmail.com>  
**Sent:** Monday, January 15, 2018 2:25 PM  
**To:** Carolyn Murphy  
**Subject:** Cale Rezoning Request

Ms. Carolyn Murphy:

We are opposed to Mr. Cale's request to rezone his property to RM-2 (high density multi-family residential) and proposal to build 53 rental apartment units in Holly Hills Carriage Homes subdivision.

- It is our understanding there will be buildings 2 and 3 stories high with severe architectural design.
- This will add at least 100 more cars driving onto Brookwood Drive.
- Being rentals, it will adversely affect our property values and quality of life with added noise and light pollution.
- We also understand this proposal is NOT in compliance with the City of Williamsburg's Comprehensive Plan.

My husband and myself respectfully request the City Planning Commission to deny this request by Mr. Cale.

Respectfully,

/S/

Mary K. Miyamasu Trust  
Owner, 217 Brookwood Drive  
Holly Hills Carriage Homes  
Williamsburg, VA 23185

## Carolyn Murphy

---

**From:** Christel Daniels <dnchristel@aol.com>  
**Sent:** Monday, January 15, 2018 12:47 PM  
**To:** Scott Foster; Carolyn Murphy; Paul Freiling; Doug Pons; Barbara L. Ramsey; Benming Zhang  
**Subject:** Proposed Holly Hills Carriage Homes Rental Units

Dear Members of City Council:

I am writing regarding the proposed development of 53 rental units, two and three story buildings, in the Holly Hills Villas area. I am opposed to Mr. Cale's proposed plan.

Since Mr. Cale previously agreed to 20 villas identical to our current homes, I personally find this to be a breach of contract on his part. Mainly, however, it would dramatically alter the character of our present situation. All our homes are privately owned, not rented. I am also very concerned about the traffic situation which in the last two years has become less fluid. Not infrequently, one has to wait for two to three traffic light changes at the Jamestown Road and 199 intersection before being able to proceed. With additional units being build in Williamsburg Landing, I can not foresee that this situation will change for the better and, therefore, deserves careful consideration.

Thank you in advance for your attention to this matter.

Sincerely,

Christel Daniels  
145 Exmoor Court  
Williamsburg, Virginia 23185  
757-208-0719

## **Carolyn Murphy**

---

**From:** Pat Ewell <pastyewell@gmail.com>  
**Sent:** Wednesday, January 10, 2018 7:25 PM  
**To:** Carolyn Murphy  
**Subject:** PCR #18-001 (Property Rezoning Request at the Entrance of HHCH)

The purpose of this email is to document my strong opposition to the Cale property rezoning request (PCR #18-001) at the entrance of Holly Hills Carriage Homes (HHCH).

It is my judgment that Cale's rezoning request, if approved, will benefit only one person, and that person is Mr. Cale.

If approved, the HHCH residents will suffer and have to contend with double the traffic capacity exiting and entering at the "now and already dangerous 199\Brookwood Drive intersection!"

The rezoning scenario, if approved, is being setup for many traffic accidents and possible traffic deaths and/or injuries at the entrance of HHCH.

If approved by the Planning Commission, it could possibly make other neighborhoods within the City of Williamsburg wonder how long will it be before some other ambitious businessman could possibly change their quiet community to another profitable business adventure.

All of the above is stated on behalf of myself and other HHCH residents who have enjoyed our community for years;

however, the following statement should concern the City of Williamsburg itself:

Over the years, I have had many out-of-state visitors and as I would turn off I-64 onto 199 from the airport most of them would comment about how green Williamsburg was, referring to all the trees that line 199. If approved, the rezoning request will allow Cale to cut down all of those beautiful trees and replace them with buildings.

I believe we should practice "quality control" and do the right thing for Williamsburg and HHCH, please deny the rezoning request!

Sincerely, Pat Ewell

Sent from my iPad



## Carolyn Murphy

---

**From:** Judi Harris <jharris39@cox.net>  
**Sent:** Wednesday, January 10, 2018 11:53 PM  
**To:** Carolyn Murphy  
**Subject:** Letter for Williamsburg City Planning Commission members (re: 1/17/18 meeting)  
**Importance:** High

Ms. Murphy and members of the Williamsburg City Planning Commission,

I am writing this message to voice my strong encouragement for the members of Williamsburg's Planning Commission to **deny Mr. Cale's request (PCR#18-001)** to rezone the property that is located at the entrance to the Holly Hills Carriage Homes on route 199 and Brookwood Drive. Given that the rezoning request, if approved, would change the density of a small 6.8-acre property from medium- to high-density residential so that 53 rental apartment units can be squeezed into a space that is currently zoned to contain only about half that number of units at maximum, it is clear that the rezoning, if approved, would cause unnecessary crowding, traffic issues, noise problems, and potential safety risks.

Moreover, on page 8-27 of the current Williamsburg Comprehensive Plan (2013), it clearly states that the density of this parcel should not exceed 20 living units. To quote the Plan, which is even more conservative in its recommended limits than the current medium-density zoning for the parcel that is in effect:

*"Multifamily developments on the east side of Route 199 are Village Green and Woodlands Condominiums, as well as the adjoining Holly Hills Carriage Homes, a duplex subdivision. A 6.8 acre parcel between Route 199 and Holly Hills Carriage Homes will accommodate up to 20 new duplex or multifamily dwelling units. [emphasis added]"*

### *Recommendation*

***The existing Medium Density Multifamily Residential land use (8 dwelling units/net acre) for these areas should be continued, implemented by the RM-1 Multifamily Dwelling District." [emphasis added]***

The City's Housing Plan clearly states the Planning Commission's intention to "preserve and protect the City's single-family neighborhoods," which the current rezoning request would fail to do. Moreover, given that Mr. Cale is proposing so-called "luxury apartments" to be built on this land, his plan also contradicts the City's commitment to "develop more affordable housing" (p. 8-10).

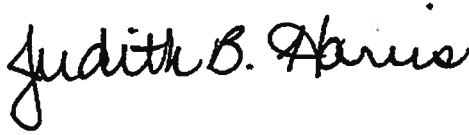
Despite Mr. Cale's claims that the design of the proposed apartment complex will reflect the character of surrounding neighborhoods, the designs of the two two-story and two three-story apartment buildings along Rt. 199 that he has shared will stand in stark contrast with the architectural styles of the duplexes in the Holly Hills Carriage Homes. More importantly, given that there is only one road in and out of the current subdivision, the addition of almost double the number of dwellings (53 new to 62 existing) located close to the entrance/exit to the neighborhood will certainly cause serious ingress and egress problems, incurring continual risk to residents of both the proposed apartments and the existing duplexes.

There are many unrented apartments of the type that Mr. Cale is proposing to add that are either already built or that have been approved for construction nearby in Williamsburg. The 6.8 acres located at the entrance to

the Holly Hills Carriage Homes should be used as they are currently zoned, and as the current Williamsburg Comprehensive Plan describes: to house another ~20 duplex or similar dwellings.

Ms. Murphy, thank you in advance for sharing this letter with the members of the Planning Commission, and for your offer to print all letters like this one that you receive by January 11<sup>th</sup> so that each Commission member has copies in his/her folder for use during the meeting on January 17<sup>th</sup>.

Sincerely,

A handwritten signature in black ink that reads "Judith B. Harris". The signature is written in a cursive style with a large initial 'J' and a distinct 'H'.

Judith B. Harris  
113 Brockton Court  
Williamsburg, VA 23185

## Carolyn Murphy

---

**From:** maria@flourisharts.org  
**Sent:** Wednesday, January 10, 2018 12:47 PM  
**To:** Carolyn Murphy; Paul Freiling; Doug Pons; Barbara L. Ramsey; Benming Zhang; Scott Foster  
**Cc:** djpompea@att.net  
**Subject:** Holly Hills Carriage Homes Rezoning Application

Dear Williamsburg Planning Commission,

This letter is in regards to the rezoning request for high density multi family housing in the Holly Hills Carriage Homes neighborhood. We are ardently opposed to this plan and respectfully request the planning commission's compliance with the Williamsburg Comprehensive Plan that serves the people of Williamsburg by preserving the character, community and aesthetic of existing neighborhoods.

Mr. Cale, Jr.'s plan reveals a lack of proactive community vision and appreciation, not only for the carriage homes neighborhood, but for the city of Williamsburg in general - a city defined by aesthetic and cultural beauty. Densified housing in the proposed area would not only create dangerous traffic congestion at the intersection of 199 and Brookwood, it would also deeply mar the quiet beauty of the neighborhood, in addition lowering property values.

As a result, Daniel and Dr. Maria Pompea, homeowners at 120 Brockton Ct., respectfully request the rezoning application be denied.

Regards,

Daniel and Dr. Maria Pompea

**Dr. Maria Pompea**  
**FLOURISH**  
**flourish.is**  
**Adjunct Faculty**  
**Bakke Graduate University; bgu.edu**  
**maria.pompea@bgu.edu**  
**(719)963-6210**

*Loving the City Through the Arts*

## Carolyn Murphy

---

**From:** Doris Margulies <grandemargulies@cox.net>  
**Sent:** Wednesday, January 10, 2018 11:26 AM  
**To:** Carolyn Murphy  
**Cc:** Paul Freiling; Doug Pons; Barbara L. Ramsey; Benming Zhang; Scott Foster  
**Subject:** Rezoning for Building Apartments at 199 and Brookwood

112 Exmoor Court  
Williamsburg, VA 23185  
Jan. 9, 2018

Ms. Carolyn Murphy  
Director of Planning  
401 Lafayette Street  
Williamsburg, VA 23185

Dear Ms. Murphy,

We have lived at 112 Exmoor Court in the Holly Hills Carriage Homes for the last 16 years and wish to let you know that we oppose the re-zoning of the property between our home and Route 199. The original builder assured us that he was constructing a Professional Park with offices on this piece of land. He later called us to a special meeting and explained that the plan would be modified to build smaller townhouses which would be comparable to the design of our neighborhood with a low-density of occupancy.

The idea of apartment buildings is simply wrong for this property for the following reasons:

1. The flow of traffic in and out of this area will be exponentially increased and will exacerbate a difficult situation on Brookwood and 199.
2. There is only ONE exit from this property which could cause gridlock in case of an emergency situation. The number of residents in this area could be tripled by the size and quality of these dwellings.
3. The size and design of these apartments indicate a low rent situation and would draw down property values in the surrounding area. Thus real estate tax will ultimately be lowered.
4. Since the builder completed our homes our HOA has paid for the maintenance and upkeep of the Stormwater Maintenance Facility located between our properties and Highway 199. If this construction takes place the EPA and Corps of Engineers should be called upon to give a ruling as to environmental impact. There have been drainage issues in the past and these buildings with their close proximity to the Stormwater Maintenance Facility will certainly have further impact.

For these reasons we urge you to reject the rezoning request for these apartment buildings.

Thank you for your time and attention to keep the City of Williamsburg well-run and an excellent place in which to live.

Sincerely,

Doris and Harvey Margulies

112 Exmoor Court

757-258-1067

## Carolyn Murphy

---

**From:** Elizabeth Horney <pitpony43@gmail.com>  
**Sent:** Wednesday, January 10, 2018 8:45 AM  
**To:** Carolyn Murphy  
**Cc:** Paul Freiling  
**Subject:** Proposed Holly Hills apts.

Elizabeth Anne Horney  
172 Exmoor Court,

Williamsburg, Virginia.23185

I am appalled at the idea of multi-story rental apartments in our Holly Hills neighborhood. Mr Cale originally applied for the building of more beautiful carriage houses just like the ones we live in. Well, he probably thinks that he can make more money by building the ugly rental apartments, which will be a total eyesore and the traffic will be terrible coming off of 199.

Please take into consideration of the owners of this lovely neighborhood. I remain,

yours sincerely,  
Elizabeth A Horney  
172 Exmoor Court,  
Williamsburg, Va; 23185

757 645 4467

Pamela and Robert Legere  
173 Exmoor Court  
Williamsburg, VA 23185  
January 9, 2018

Ms. Carolyn Murphy  
Planning Director  
City of Williamsburg

Dear Ms. Murphy,

As residents of Holly Hills Carriage Homes, my husband and I vehemently oppose the proposed re-zoning of 200 Brookwood Drive from RM-1 to RM-2 and the construction of five apartment buildings to house 53 apartments.

The re-zoning violates Chapter 8 (Neighborhoods) in the 2012 City of Williamsburg Comprehensive Plan which states the number one goal is to "Preserve and protect the city's single family neighborhoods".

Mr. Cale has stated he wants the re-zoning to build luxury senior apartments. The city is home to Quarterpath Place apartments, Sterling Manor at High Street apartments and has recently approved apartments for Broad Street. Also on High Street are rental townhomes, all of which are considered "luxury" apartments similar to those that Mr. Cale wants to build. In close proximity are Conway Garden apartments, which are across the street from Holly Hills Carriage Homes, and also apartments and townhome rentals in New Town. According to the internet there are an abundance of apartments and townhomes for rent in Williamsburg. There does not appear to be a need for more.

Of significant concern is traffic congestion and safety. The only entrance to our community is very restrictive in space. Adding 50 plus, and possibly up to 100 more vehicles exiting and entering the area would not only increase the congestion but also create a situation for many more serious traffic accidents. Some residents and guests have already been involved in accidents at our entrance.

We respectfully urge you and the Planning Commission to please vote "NO" on this re-zoning request.

Robert and Pamela Legere

January 9, 2018

City of Williamsburg  
C/o Carolyn Murphy  
401 Lafayette St.  
Williamsburg, VA 23185

Re: Proposed Development Holly Hills Villas

Dear Ms. Murphy and Members,

I write to you and the board, as an owner located within Holly Hills Carriage Homes, which resides in the City of Williamsburg.

As a homeowner, a taxpayer and a long time resident of Williamsburg, I write this letter with grave concern over the "proposed" plan offered for consideration, on January 17, 2018.

My home located at 216 Brookwood Dr. would be directly affected by such a development, since my duplex abuts the pond and faces the land in question for rezoning.

There are many factors that throw up "red flags" and demand addressing by those who will consider this proposal.

I will direct your attention to a few that comes to mind and I urge the governing board to consider it's short and long-term ramifications.

- The current zoning RM-1 (Medium Density Multifamily Residential) to RM-2 (High Density Multifamily Residential)
- The change from TAX PAYING OWNERS to those who will be ushered in as "renters" who do not contribute the infrastructure of the Community.
- The increase in traffic that will clog the ability to access and vacate the subdivision. The entrance to this proposed plan lies less than 150 yards from a traffic light. That influx of cars, suggested to be (100 cars or more) will be added to this already congested area.
- The buildings proposed will not fit "harmoniously" with what is already here and established. The towering (3) story structures will be architecturally inconsistent...just boxes that will offer no buffer as Holly Hills Carriage Homes have strived



to insulate neighbors, to create buffers of privacy and “green space” awareness.

- The proposal is NOT in compliance with the City of Williamsburg Comprehensive Plan.

Since my time living in this neighborhood there has been changes to the proposed land usage, none of which have developed. It is also my understanding, when I purchased within this community that the land, which is now under a request for rezoning, would be the same structures and thereby bridging the two sites. Had I known that there were rentals located within this extension of Holly Hills, I would have NEVER invested in this neighborhood.

Also since my time here, there have been accident's one's in which death was the final outcome. One just last year, another a few years back as a resident was hit by on coming traffic pulling into the subdivision. Can you imagine the volume of traffic that will be added to the eastbound lane trying to turn left? I shutter at the thought if this plan is approved.

Lastly, there is the ABUNDANCE of housing in Williamsburg. It is true that while JCC is building excessively, it is also contributing to a strain in functionality and practicality. I understand full well that a landowner needs to develop land; however, more rental units in the City of Williamsburg, is a poor choice and use of the precious commodity of the land that is very rare within the City. Wouldn't a better use of the land be to keep the current zoning, build units that are “market” comparable to what already exists, and “Owner” occupied verses “Rental” units.

I being a single, educated professional woman, would not feel safe living in this neighborhood knowing that 53 rental units lie at my backdoor. We have quite a few elderly and single professional women here, and as one of them, I am opposed to this current rezoning request, adamantly opposed.

Respectfully,

M Sydney Duvall

Resident of Holly Hills Carriage Homes:  
216 Brookwood Dr.  
Williamsburg, VA 23185

## **Carolyn Murphy**

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**From:** Patricia Barry <ppbarrymd@verizon.net>  
**Sent:** Tuesday, January 9, 2018 7:49 PM  
**To:** Carolyn Murphy  
**Subject:** Holly Hills Carriage Homes concerns

To: Carolyn Murphy, Director of Planning, City of Williamsburg

Dear Ms. Murphy,

As owners and occupants of a townhome at Holly Hills Carriage Homes, we must express our concerns about the proposed rezoning on Brookwood Drive to RM-2 in order to permit construction of 53 rental units. These would be misleadingly known as Holly Hills Villas, although they would actually be 2-3 story apartment buildings with a severe architectural style not related to that of our carriage homes. In addition, they would significantly increase the population and traffic burden on our relatively small, quiet neighborhood of cul-de-sacs.

We also believe that this proposal is not in compliance with the City of Williamsburg Comprehensive Plan. We strongly urge that this proposed change not be approved.

Thank you for your consideration of this important issue.

Patricia P. Barry, MD, MPH  
D. Marshall Barry, PhD  
144 Exmoor Court  
Williamsburg, VA 23185  
757 258-2675

## Carolyn Murphy

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**From:** C.C. <soslowmo101@gmail.com>  
**Sent:** Tuesday, January 9, 2018 2:33 PM  
**To:** Carolyn Murphy  
**Subject:** 53 Rental units /Holly Hills carriage homes

Please do not allow these 53 rental units to be built.

I live in the first unit at the beginning of the neighborhood.

Just the 100 x2, since most people have 2 cars now, would be an endless problem to get out of our driveway. 2 or 3 people sharing an apartment could triple the number of cars coming and going in our subdivision.

Our small subdivision couldn't support that continued traffic all the time.

Our property values would immediately drop which can never be recovered with the idea of apartments attached to Holly Hills carriage homes. No one would want to buy property in there with so much disturbance going on from the units.

We have always been a small quiet neighborhood even with the traffic already on Hwy199 but these units would triple the noise we would have.

I envision all the cars lined up in the mornings, afternoon any anytime other time of the days from the apartments trying to get on 199.

This is not a good area to allow this type of rezoning.

Thank you for your time,  
Cynthia Campo  
205 Brookwood Dr.

## **Carolyn Murphy**

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**From:** dorothy <dfalz@msn.com>  
**Sent:** Monday, January 8, 2018 6:07 PM  
**To:** Carolyn Murphy  
**Subject:** James Cale rezoning request

I am an 80 yr, old resident of Holly Hills Carriage Homes. I bought here almost 10 yrs, ago because of the small size and serenity of the neighborhood,. His plan to rezone the adjacent property to RM2 is inconceivable. If you would walk our quiet neighborhood you would see why I say this:

. His plan is not in compliance with the Williamsburg Comprehensive Plan - that Comprehensive plan is a good one - seeking to preserve the character of existing neighborhoods. How can Mr. Cale's plan to build five 2 and 3 story dormitory style buildings constructed on some the highest land elevations in the neighborhood preserve the character of our lovely neighborhood???

. There is only one entrance in and out of our neighborhood controlled by the light on rt. 199. Mr. Cales plan with renters not owners nearly doubles the traffic flow and congestion getting out of the neighborhood.

. Equaling troubling to me is the fact that the rentals would be managed and supervised by Mr.Cales management firm and not by an onsite manager.

I hope my plea is not a cry in the wilderness . Please, please help "preserve the character of our neighborhood" and deny Mr. Cales request for rezoning the parcel to RM2.

With hope,

Dorothy Falzone  
757 229 6152

## Carolyn Murphy

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**From:** Suzanne Kelsey <sdmcmenary@gmail.com>  
**Sent:** Sunday, January 7, 2018 6:35 PM  
**To:** Carolyn Murphy; mcollins@williamsburgva.gov; Paul Freiling  
**Subject:** Rezoning for Holly Hills Villas

### **Subject: Rezoning for Holly Hills Villas**

Dear Members of City Council,

We are homeowners in Holly Hills Carriage Homes. Our address is 128 Brockton court. We are on the property line and have full view of the proposed Holly Hills Villas. We were shocked and mortified by the proposed development and plans of this new apartment buildings. The plans themselves look like a federal prison. They in no way blend in with Holly Hills Carriage Homes. Mr. Cale is disingenuous in his planning. He falsify claims that Holly Hills Carriage Homes are in agreement with this proposed rezoning. Nothing could be further than the truth. This is total disregard for Holly Hills Carriage Homes to make as much profit as possible for himself with no concern of his neighbors.

The traffic will be unbelievable exiting Holly Hills Carriage Homes and entering. This also will be a safety hazard for any emergency vehicles trying to get into our neighborhood and out. Already we have seen a large increase in traffic accidents from Brookwood Dr. to Jamestown Road off of 199. The timeframe to exit our neighborhood with the proposed apartments will be a significant wait time. Who would want to buy in our neighborhood if cars are backed up down the street at the only one stop sign?

The property values will plummet in Holly Hills Carriage Homes. Building a four three-multi story apartment buildings on top of our neighborhood can only bring disastrous results. Loss of privacy would be imminent. .With the pond next-door, renters will walk their dogs and exercise right under our windows and cross over into our streets. Noise volume will go up, crime will go up. The constant turnover of apartments being rented will destroy the peace and harmony in our beloved neighborhood. Holly Hills Carriage Homes is a 55+ and up community. This federal prison plan that is being proposed will have the exact opposite of citizens.

From a aesthetic point, we have a beautiful entrance into our neighborhood. That will be destroyed. You can estimate an extra 120 cars trying to get out of our neighborhood with the proposed apartments in the skyline. This will be the first thing people see.

Mr. Cale needs to be honorable and do the right thing. He needs to stay with the exact same original plans that were proposed for the property from the beginning. This is what homebuyers thought they were going to see when they bought into Holly Hills Carriage Homes. To do anything less would be criminal to the homeowners in Holly Hills Carriage Homes from which we bought our homes from him in the first place.

Submitted respectfully and graciously,

Suzy and John Kelsey  
128 Brockton Court  
Williamsburg, VA 2318 Bon

**To: Ms. Carolyn Murphy  
Planning Director  
City of Williamsburg**

**Date: January 5, 2018**

**As residents of Holly Hills Carriage Homes, we join the rest of our community in strongly opposing the proposed change in the zoning classification of 200 Brookwood Drive from RM-1 To RM-2 and constructing 53 rental apartments in that area. Specific reasons include:**

**1. Violates the 2012 City of Williamsburg Comprehensive Plan**

**Reference Chapter 8, Neighborhoods. The number one goal is to “Preserve and protect the city’s single family neighborhoods.” Allowing rental apartments in a single family neighborhood would be a direct violation of this standard and would have a negative impact on our community, including home sales and property values. Renters are not “invested” neighbors and are not concerned about such things.**

**2. Design of the Proposed Apartment Complex**

**While the developer states that the apartments are considered to be luxury apartments, to be marketed for senior citizens with proposed rent around \$2,000 per month, the design and location are inconsistent with that description.**

***Facility Design:* Does not conform with or complement the architecture of our Holly Hills Carriage Homes community and certainly would not appeal to the clients they are trying to market to.**

***Parking:* How many senior citizens would pay for a \$2,000 “luxury” apartment without a garage to park their “luxury” vehicles? And, how many vehicles for the residents and their guests would need to be accommodated? It would require at least 100 parking spaces and essentially turn this small parcel of land into a large parking lot with ugly buildings around it.**

***Location:* By cramming 53 apartment units in this small area along a very busy Rte 199, can you imagine residents relaxing by the outdoor pool or sitting on a small balcony while cars roar by within 60 plus feet on Rte 199?**

***Occupancy:* The developer would not be able to control leasing to only seniors which would permit any combination of potential renters.**

**3. Traffic Congestion and Safety**

The only entrance to our community is very restrictive in space even to accommodate the residents of our 62 homes. If you add at least 100 more vehicles exiting and entering that area, it would not only increase the congestion but would create a situation for many more serious traffic accidents. It is already reported that the Rte 199 corridor, particularly in our immediate area, has been the location of many traffic accidents and this would only severely exacerbate that problem.

**4. Mr. Cale's Relationship to Holly Hills Carriage Homes**

Historically, Mr. Cale has not been a good neighbor with our community. He has had at least two unsuccessful attempts to develop this property and after each time has abandoned it. After cutting down all the trees over ten years ago and not maintaining it, he has left the entrance to our community as an eyesore for our residents. Although his property adjoins our storm water management facility (BMP), he has not paid his fair share for the maintenance of this facility while the runoff from his property has caused us many costly repairs. He should know that residents of any future proposed development would not be entitled to use any of our common areas without specific approval. There would also need to be a proffer that he would be required to pay for the use, expansion as necessary, and maintenance of our BMP as well as providing additional barriers to mitigate the infringement of privacy on HHCH homes.

**5. We Question the Need for More Apartments in Williamsburg**

While we strongly oppose rental units of any kind in this location, there has been an explosion of new "luxury" apartments in our surrounding area, e.g. Quarterpath, New Town, High Street (with more just recently approved), and Windsor Meade to name a few. According to the internet, there are currently over 300 vacancies in apartments in Williamsburg. What happens if Mr. Cale cannot rent all of these units or the project fails? Would he just abandon it, as he has previously done, leaving a mess behind?

The current proffer of twenty (20) more privately owned town homes like ours has been supported by our community. A variation of this, e.g. twenty (20), privately owned, one-story patio homes with garages, would be another acceptable alternative to the two of us.

We respectfully urge you and the Planning Commission to do your duty to protect our single family neighborhood and vote "NO" to this proposal.

Lawrence and Susan Langston  
184 Exmoor Court  
Williamsburg, VA 23185  
903-6908



## Carolyn Murphy

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**From:** Alison Graves <markowitz2@cox.net>  
**Sent:** Thursday, January 4, 2018 9:18 AM  
**To:** Planning  
**Cc:** City Council  
**Subject:** Proposed Rezoning of Holly Hills Carriage Homes

Dear Mrs. Murphy, Planning Commission Members, and City Council Members,

We are writing to voice our concerns re: the above proposed Rezoning. As almost 17 year residents of the Holly Hills Carriage Homes, we have watched it grow to a beautiful and quiet neighborhood, with very convenient access to all the City has to offer. As you are aware, the area proposed for Rezoning is currently zoned for 20 units similar to ours and we are not opposed to that. However, we are very much opposed to the proposed high density apartment buildings. Not only will they decrease our property value, but they will diminish the quiet and beauty of the neighborhood. In addition, the increased traffic entering and exiting 199 from Brookwood Drive would be exponentially increased.

We are told that our neighborhood would have use of the pool and clubhouse; however, in speaking with many neighbors, none (including us) have any interest in these amenities. It seems that Williamsburg has a plethora of apartments, along with more proposed along the Monticello corridor. We wonder just how many do we need? And, at what cost?

We hope you will consider the impact of this proposed Rezoning request on us and nearby neighborhoods before you vote to approve it. Thank you for your support of our City.

Sincerely,

Dr. Michael Markowitz  
Mrs. Alison Graves  
108 Brockton Court  
Williamsburg, Virginia 23185

Sent from my iPad

## **Carolyn Murphy**

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**From:** Jerry Dearmon <jerry23@cox.net>  
**Sent:** Tuesday, January 2, 2018 4:01 PM  
**To:** Carolyn Murphy; Sarah Stafford  
**Subject:** Holly hills Villas

Dear Ms Murphy and Ms Stafford,

We are writing in regard to the proposed development of Holly Hills Villas. We are dismayed at the attempt to rezone the property in this development for the following reasons:

1. The artist's rendering depicts an architecture that is obviously inconsistent with the theme of our beautiful neighborhood and the unique Colonial Williamsburg style. We are puzzled that your architectural review process would find this design acceptable.
2. As you may be aware, the traffic congestion along the 199 corridor in the area and specifically at our traffic light is already over taxed. Adding what will likely be two or more cars per household will exacerbate an already dangerous condition. We find it difficult to believe that VDOT would approve an increase of traffic in that area.
3. We question the premise that there is a need for additional apartments in the city of Williamsburg, notwithstanding the additional tax revenue to be gained by both the city and the perpetual income for Cale Realty. It is our understanding that these units are intended to appeal to "empty nesters". Most of us living here in the Holly Hills Carriage Homes are, in fact, of that demographic. However, it is unimaginable that people like us would choose to rent a three-story external walk-up with outside parking and pay the rental price we understand that has been envisioned.
4. The fact that this land had been previously approved for additional units similar to ours was accepted by your members and reconciled by our homeowners and now proposed to change is, in our opinion, a "bait and switch," practice. We find it difficult to accept the claim that the economy now precludes replicating units similar to ours.

Thank you for your continued support of our lovely City, and please consider carefully these points of ours before you approve this proposed rezoning request.

Respectfully,

Jerry and Barbara Dearmon

160 Exmoor Ct.

Williamsburg, Virginia 23185

## Carolyn Murphy

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**From:** Robert Krasche <sawmillpoint@cox.net>  
**Sent:** Monday, January 1, 2018 3:02 PM  
**To:** Carolyn Murphy  
**Subject:** Proposed Rezoning for Holly Hills Villas

Dear Ms Murphy

We wish to add our names to those of our neighbors who oppose the change in zoning from RM-1 to RM-2 for the proposed Holly Hills Villas housing development. Having lived in the Holly Hills Carriage Homes (HHCH) subdivision since 2010, we have been well aware of the probability that the vacant 6.8 acre parcel would eventually be developed by Holly Hills LLC and Mr. Cale. We anticipated that Mr. Cale would abide by the existing zoning regulations, which we understood had previously been changed from the initial Holly Hills plat of limited business to RM-1. We were aware that the residents of the HHCH had supported the change to RM-1 to allow the construction of 10 duplex housing units that would substantially mirror the look and character of the existing 31 units.

In about 2012, while serving on the HHCH HOA Board of Directors, I and the rest of the Board was invited by Mr. Cale to a presentation at Guernsey-Tingle Architects to receive a briefing on the development of the vacant parcel. Mr. Cale was seeking the HHCH community's support for his plan to increase the number of proposed new townhouses from 20 to 35 families contained in five units, citing economic concerns for the increase in size. He assured us that the architecture and construction materials used would indeed closely match the existing HHCH units. He said that the units would be owner-occupied and sold under covenants, under a separate HOA that could eventually merge into the HHCH HOA. He also agreed to bear the cost of dredging and enlarging, if necessary, the HHCH storm water retention pond located below the vacant parcel. In addition to assuring the capacity to handle the increased storm water run-off from the new development, he would also repair the east berm around the pond which is badly eroded by storm water from the vacant land. Promising a presentation on his proposal for all HHCH residents, nothing further was heard from Mr. Cale until his recent request to again rezone the property, to RM-2.

We strongly oppose the rezoning of the vacant parcel and we oppose the design of the structures to be built thereon. We know that other neighbors have commented upon the "dorm-like" or "prison-like" design and the "just-plain-ugly" rear elevation of the structures backing up against the retention pond. That elevation would be an eye-sore for many of the residents of the HHCH community. We fully agree with those opinions. We also join them in our concern for the increased neighborhood traffic from 53 additional families, and we are concerned about noise and light pollution from the siting of the clubhouse at the entrance to our community.

Of significant concern, and skepticism, to us is the claim that these will "satisfy an unfulfilled market for high-end...luxury apartments in the City of Williamsburg". Williamsburg and the surrounding counties are crowded with existing and approved "high-end" housing that is vacant or under-utilized. Owner-occupied housing, as currently approved, would complement our neighborhood. Rental properties, with their lack of owner caring and concern for property values, would significantly diminish our property values. We can foresee the rentals quickly devolving into student or multiple family housing units as units sit empty and Holly Hills LLC gets desperate to get a return on their investment. A \$2000 rental fee can be easily lowered, or split between three or four students or extended family members.

We strongly urge the Zoning and Planning Commissions to deny Holly Hills LLC's request for rezoning and development as a high-density rental complex. This plan does not meet the goals of the Comprehensive Plan, it denigrates one of the City's entry corridors, and it lowers the property values, quality of life, and neighborhood character for the residents of the HHCH and several surrounding established neighborhoods. It represents significantly increased automobile traffic and congestion, and it introduces unnecessary visual and sound pollution. Please vote "NO" on rezoning this parcel.

Thank you for your time and thoughtful consideration of our concerns.

Robert Krasche and Elizabeth Krasche  
221 Brookwood Drive  
Williamsburg

## Carolyn Murphy

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**From:** Edward Whitcomb <tanwhit3@yahoo.com>  
**Sent:** Wednesday, December 20, 2017 8:55 AM  
**To:** Carolyn Murphy  
**Subject:** zoning change at HH Carriage Homes

Dear Mrs. Murphy;

We are greatly concerned over the proposal by Cale Realty to build so-called high-end condos in the area by the entrance to our neighborhood.

We were in favor of the original plan to building homes similar to the ones we occupy.

To build such apartment will completely ruin the character of the neighborhood.

There is already a long wait at the light on R 199 and Brookwood Drive but the additional traffic flow that would result from the new apartments will further complicate the situation and place an additional traffic burden on our neighborhood.

We are totally opposed to this proposed project and urge the board to reject it.

In addition, the presence of a pool would raise the noise limit and disturb our area.

I thank you for your consideration.

Sincerely, Edward and Carolina Whitcomb  
244 Brookwood Drive

## Carolyn Murphy

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**From:** Ken Gross <ken73gross@cox.net>  
**Sent:** Friday, December 15, 2017 3:16 PM  
**To:** Carolyn Murphy  
**Subject:** Rezoning Request PCR #18-001

Dear Ms. Murphy,

We have talked a few times on the phone and exchanged emails regarding Rezoning Request PCR #18-001, rezoning the Cale property adjacent to Holly Hills Carriage Homes. Thank you for your assistance and helping me to understand the Williamsburg Planning Department zoning processes and sources of information. As a resident of Holly Hills Carriage Homes, I look forward to attending the January 17th meeting to express my concerns.

In my opinion, the rezoning request is inconsistent with the Williamsburg Comprehensive Plan. In Chapter 8 (Neighborhoods and Housing), page 8-27, Holly Hills Carriage Homes is addressed:

*"Multifamily developments on the east side of Route 199 are Village Green and Woodlands Condominiums, as well as the adjoining Holly Hills Carriage Homes, a duplex subdivision. A 6.8 acre parcel between Route 199 and Holly Hills Carriage Homes will accommodate up to 20 new duplex or multifamily dwelling units."*

*"Recommendation. The existing Medium Density Multifamily Residential land use (8 dwelling units/net acre) for these areas should be continued, implemented by the RM-1 Multifamily Dwelling District."*

The Land Use Categories map on page 7-3 illustrates our little parcel of Duplex-zoned land surrounded by green space, which is our BMP and College Creek wetlands.

I believe the 6.8 acre development should be consistent with Holly Hills Carriage Homes, and the new homes integrated into the neighborhood according to the Comprehensive Plan. Slamming four multi-story apartment buildings into a carriage home neighborhood is a horrid idea for esthetics, traffic, and property values.

I contrast #18-001 with the Quarter Path / Battery Blvd development west of the new Riverside Hospital. The Comprehensive Plan identified the area for new, mixed use neighborhoods (pg. 8-10) to meet the City's projections for housing needs by category. As the build-out continues, this is an example of good planning, great execution, and excellent results.

Rezoning the 6.8 acres for high density apartments would be an example of poor planning, bad execution, and horrible results.

Very Respectfully,

Ken Gross  
148 Exmoor Ct.

## **Carolyn Murphy**

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**From:** Carolyn Davis <crd0784@gmail.com>  
**Sent:** Sunday, December 17, 2017 3:56 PM  
**To:** Carolyn Murphy; Paul Freiling; Scott Foster; Doug Pons; Barbara L. Ramsey; Benming Zhang; Marvin Collins; Christina Shelton; Andrew Trivette; Dee Scott  
**Subject:** Proposed Holly Hills Villas Apartments Rezoning Request

December 17, 2017

Members of City Council and Carolyn Murphy, Planning Department

We are writing to express our objection to the above referenced request. We reside in the adjacent property Holly Hills Carriage Homes and feel the proposed apartment development will negatively impact our neighborhood in terms of appearance, density and traffic patterns.

We respectfully ask that you vote against the proposed rezoning request, and thank you for your consideration.

Respectfully,

James T. Davis, Jr.  
Carolyn R. Davis  
161 Exmoor Court  
Williamsburg, Virginia 23185

Jim's Cell: (252) 333-2082

## **Carolyn Murphy**

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**From:** Jim Snider <jes23169@hotmail.com>  
**Sent:** Thursday, December 14, 2017 9:00 PM  
**To:** Carolyn Murphy; Marvin Collins; Paul Freiling  
**Subject:** PROPOSED HOLLY HILLS VILLAS APARTMENTS

Ms. Murphy, Mr. Collins and Mr. Freiling;

We are Jim & Sheila Snider at 124 Brockton Court, Holly Hills Carriage Homes and we are writing in regards to the SUP on the Cale property for development of Holly Hills Villas Apartments. We feel this will have a negative impact on our lovely neighborhood and believe the property should remain zoned for single family residential homes. We consider our neighborhood to be a hidden treasure within the City of Williamsburg and oppose Mr. Cale's request to ever change the zoning of this property.

These apartments would have a negative impact on our neighborhood with the high volume of traffic ingressing and egressing our community onto 199 as well as loss of privacy and decrease in home values. There would be potential increase in crime and the environmental impact.

I am appalled and resent the fact that Mr. Cale said he had talked to the BOD at Holly Hills Carriage Homes. I am the Director of Holly Hills Carriage Homes BOD and have never spoken to Mr. Cale nor would I know what Mr. Cale looks like if I saw him on the street.

Respectfully,

Jim Snider  
Director  
Holly Hills Carriage Homes Homeowners Association



## **Carolyn Murphy**

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**From:** Eleanor cannon <williamsburg101@verizon.net>  
**Sent:** Thursday, December 14, 2017 11:27 AM  
**To:** Carolyn Murphy  
**Subject:** Cale property-Holly Hills Villas

I am writing, with great concern, of the proposed above mentioned project.

I have been a resident of Holly Hills Carriage Homes since 2002. Our residents are so very proud of our community. However, we have been constantly informed by Mr. Cale and his son of plans for the property located behind our neighbourhood. First, we were promised that trees would NOT be downed-as we watched the land be cleared! Next, there were plans for offices-including Mr. Cale's personal office, which would have the "look" (brick etc.) that would complement our townhomes. Then, they proposed a low density project and now a high density project. Holly Hills Carriage Homes has one way in or out of our neighbourhood. Now, imagine another neighborhood using the same! We have been constantly misled by the Cale family.

This constant over-building in our city must be stopped! Our residents are asking the "powers to be" to stop this hideous project (pictures are available) now! Builders should be asked "would you want this project within your view daily?" I think not!

Sent from my iPhone

## **Carolyn Murphy**

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**From:** Kim Arntson <kim.arntson@gmail.com>  
**Sent:** Wednesday, December 13, 2017 9:28 PM  
**To:** Carolyn Murphy  
**Subject:** Proposed Holly Hills Villas Apartments

December 13, 2017

Dear Carolyn Murphy,

I am writing to voice my extreme concern for the special use permit #PCR 17-025 proposal, the development of Holly Hills Villas.

I am a resident of the Holly Hills Carriage Homes, and have been for 8 years. Our neighborhood is a quiet, residential one that is composed of homeowners, not renters. We all know each other and watch who comes into and out of our neighborhood. We have one way in and one way out, and this road empties onto Route 199.

The proposed zoning change creates many issues, one of which is increased traffic. Going from the approved 20 homes to 53 apartments more than doubles the number of cars entering and exiting onto Route 199. Consider if each unit had 2 cars, we go from 40 to 106 cars in a very small neighborhood. Route 199 is already a congested nightmare.

Also consider the transient nature of apartment rental vs the stability of home ownership. Homeowners take pride in their homes and yards. Apartment renters have no yard and as such, spend more time outdoors, in and about the neighborhood. New people constantly in and out of the neighborhood would do nothing for its security of its residents, which include children. Security wise, it becomes difficult to know who belongs, who is visiting and using the clubhouse and pool. And this adds to the concern of added noise.

"Luxury apartments" with no garage and parking lots out front are not aesthetically pleasing, or in keeping with the character of our adjacent neighborhood. These proposed apartment buildings will damage the character and property values of our neighborhood. I strongly oppose the approval of a special use permit.

Thank you for considering the impact that this may have on the adjoining neighborhoods before voting for an approval.

Respectfully,

Kimberly Arntson  
Brookwood Drive  
Williamsburg, VA

## **Carolyn Murphy**

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**From:** JoAnn Borden <jborden1948@yahoo.com>  
**Sent:** Wednesday, December 13, 2017 6:39 PM  
**To:** Carolyn Murphy  
**Subject:** Holly Hills Villas

Dear Ms. Murphy,

We are homeowners in the Carriage Houses of Holly Hills and are aware of a proposed change in the zoning classification to allow for the development of Holly Hills Villas. We are opposed to the proposed rezoning request for multi-height apartments which will permit high density, transitory occupancy. These buildings would negatively impact the surrounding communities, both in quality and architecture, as well as safety and security with an increase in volume of traffic entering and leaving the community onto Route 199.

The environment would sustain numerous impacts: water run off into the retention pond, water pollution, and destruction of wild life to name a few.

This property was originally purchased and zoned with the intent of building low density residential homes that would complement the surrounding communities, not to rezone and build high density apartment buildings which will affect the values of our homes and those of surrounding communities.

We enjoy living in Historic Williamsburg and hope that the City of Williamsburg will decline this application for rezoning this project to maintain the strong enforcement of zoning rules and regulations to protect the historic area.

Respectfully,

Russell and JoAnn Borden  
117 Brockton CT  
Williamsburg, VA 23185

## **Carolyn Murphy**

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**From:** Noel Veden <nveden212@gmail.com>  
**Sent:** Wednesday, December 13, 2017 1:18 PM  
**To:** Carolyn Murphy  
**Subject:** Proposed development at 200 Brookwood Dr.

To: Carolyn Murphy - Deputy Planning Director

From:: Noel & Lorri Veden  
212 Brookwood Dr  
Williamsburg

Dear Ms. Murphy:

We were totally blindsided by the request to rezone and develop 53 apartment units on the small parcel of land behind our property at 200 Brookwood Dr..Our neighbors were equally uninformed.

We oppose this development because:

- 1) The project is totally out of character for our neighborhood of owner occupied town homes. When we moved in in 2010 we were assured that that property was to be developed with units such as ours.
- 2) There will be a tremendous increase in traffic at Brookwood Dr. and Rte 199 with all the cars from the project exiting on a small road onto Brookwood Dr. adjacent to our property.
- 3) The project will increase the burden of runoff on our storm water retention pond which we as homeowners must maintain.
- 4)The scale of the very large 3 story buildings impose on our skyline and the total project will subject us to much noise and llight pollution

We believe this to be total overkill for our neighborhood and would ask that the zoning restrictions remain in place for this property.

Thank you

## Carolyn Murphy

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**From:** Edward Wm. Brandt, III <edwardbrandt@cox.net>  
**Sent:** Wednesday, December 13, 2017 1:09 PM  
**To:** Carolyn Murphy  
**Cc:** nveden212@gmail.com; 'Robert A. Sewell'; lslang2@cox.net; ldbrady1@cox.net; toby@thelanesweb.org; Bruce Ullman; Ken Lewis; Patricia Mothershead; Will Hummel  
**Subject:** Holly Hills Villas SUP-PCR 17-025

Dear Ms. Murphy,

We have just been made aware by residents of the Holly Hills Carriage Homes of a proposed change in the zoning classification of 200 Brookwood Drive from RM-1 Medium Density Multifamily Residential [Detached single family homes] to RM-2 High Density Multifamily Residential [Apartment Buildings]. Having reviewed the proposed zoning change request by James Hatcher Cale of McCale Development Corporation, Newport News, we believe it violate the City's Master Plan for this property and will negatively affect property values of existing surrounding communities while significantly increasing the existing dwelling density on a limited discrete 6.8 acres. In addition, this change would permit multi-height apartment dwellings of two and three stories which are not in concert at all with the surrounding single family detached homes, both in size, quality or architecture. Furthermore, it is our concern that the proposed rezoning would negatively impact both the esthetics and safety of the surrounding communities within the line of sight the structures being increased and significant increased motor traffic both within surrounding communities and on Rt. 199.

We look forward to discussing our concerns with staff and/or the City Zoning Board prior to any decisions on this matter.

Best regards,

*Ed*

Edward Wm. Brandt III  
President  
Yorkshire of Williamsburg Homeowners Association , LLC  
Board of Directors  
[edwardbrandt@cox.net](mailto:edwardbrandt@cox.net) | 757.291.2918

William Hummel, Vice President  
Bruce Ullman, Secretary  
Patricia Motherhead, Treasurer  
Kenneth Lewis, Member-At-Large

December 13, 2017

Dear Members of City Council,

We are home owners in the Holly Hills Carriage Homes Community in Williamsburg and we are writing regarding the proposed development of Holly Hills Villas. This property adjoins our property and any development there can of course have either a positive or negative impact on our existing community.

We are opposed to the proposed rezoning request for Holly Hills Villas. This land was purchased by the current owner with the full knowledge that it would be used for low density housing which complements the surrounding neighborhood. This was agreed to in previous Council meetings. Now we are faced with a request for rezoning that is clearly motivated by profit potential but does not consider the impact on the value of the surrounding real estate.

The Carriage Home of Holly Hills enjoys relatively high assessed real estate values because of the design and quality of construction, but also the location and the proximity other homes of similar construction standards and features. The homes are spacious (>2000 sqft) maintenance free with attractive back porches and as such attract home owners looking for space without the upkeep of a yard. The homes are highly desirable for professionals and retirees and have increased in assessed value. The addition of a higher density housing unit in the adjacent land will undoubtedly have an adverse effect on homes in the surrounding area. Significantly depressing the value of homes adjacent to the construction area and in turn cascading through the rest of the neighborhood and surrounding neighborhoods.

Negative impacts are numerous

1. Higher volume of traffic entering and existing route 199 - increasing noise and risk of accidents - traffic is traveling at high speed in this area despite posted speed limits. We have witnessed several incidents at this junction over the past few months. Some of which police had to be called to.
2. Loss of privacy and home value for homes adjacent to new property- no amount of landscaping can overcome a three story structure and its impact to the area. These buildings will overlook everything and will change the character of the area in a very negative way. Home values immediately adjacent to this area will be impacted the most.
3. Potential increase in crime - the existing neighborhood has seen an increase in car break-ins over the last 6 months and a high occupancy neighborhood will bring increased passage of visitors and unfamiliar vehicles to the area, allowing thieves more chance to go unnoticed.
4. Environmental impact - water run off from the area and surrounding homes goes to a retention pond which is maintained by the HOA of the carriage homes. Added phosphates ( from fertilizer ) results in water pollution, algae growth and the destruction of wild life. Large scale construction on this site needs to be carefully managed to protect the environment. Lower occupancy homes will bring with it responsible home owners that will take ownership of the property, pay towards its upkeep and understand the obligations to protect the environment. High density transitory occupants will not contribute in the same manner, to the detriment of the area and the environment.

We have enjoyed living in Williamsburg and welcome the strong enforcement of zoning rules and regulations to protect this historic area for future generations. We hope that you will continue in this tradition and decline the application for rezoning this project  
Respectfully,

Dr John & Mrs Lyn Richardson  
121 Brockton Court  
Williamsburg, Virginia 23185

Mary Anne Ford Harris-White  
213 Brookwood Dr.  
Williamsburg, VA 23185  
757-870-3015 (cell)

December 15, 2017

Carolyn A. Murphy  
Williamsburg Plans and Codes Compliance Director  
401 Lafayette St.  
Williamsburg, VA 23185

Dear Ms. Murphy,

I am writing to object to the proposed change in zoning classification of 200 Brookwood Drive from RM-1, Medium Density Multifamily Residential, to RM-2, *High Density* Multifamily Residential.

The proposed Villas would be built at 200 Brookwood Drive, a small (4.8 net acre) parcel directly adjacent to Holly Hills Carriage Homes which occupy almost all of Brookwood Drive, Brockton Court and Exmoor Drive. The parcel is wedged in between Holly Hills Carriage Homes and Route 199. To construct 53 apartment units in this small area would drastically alter the character of this established neighborhood and lead to, among other problems, traffic congestion at the Rt. 199 intersection and parking issues in the neighborhood.

The existing sixty-two Holly Hills Carriage Homes units occupy more than eight acres in a cul de sac. Simply the fact that the City of Williamsburg itself did not allow the developers of the Carriage Homes to provide another exit from the neighborhood indicates that planners then did not expect a much larger population in that small area.

At present there is no problem with on-street parking for residents of the Carriage Homes and their guests, but an 85% increase in units for "high-end" residents suggests adding more than 100 automobiles to this small area. Nowhere in the rezoning application is there mention of either garages or outdoor parking spaces for any of the vehicles the development would attract. There is no public transit to serve the proposed development.

In addition, the developers make no mention as to how they would mitigate storm water runoff from the impervious surfaces they would create, which would appear to be difficult without involving Carriage Homes' existing settling pond.

The applicants attempt to equate their planned development with those of a different character - Village Green Condominiums, Woodlands Condominiums and Peppertree Condominiums. Those developments, as anyone who views them will immediately recognize, are not even close to the character of Holly Hills Carriage Homes. The architectural design of the proposed development is not in keeping with that of the Carriage Homes.

While it might well be appropriate to build eight brick duplexes similar to the Carriage Homes on the property, to build 53 apartment units there is most inappropriate.

As a long-time original resident of Holly Hills Carriage Homes, I urge the City to deny this application.

Sincerely,

  
Mary Anne Harris-White



## **Carolyn Murphy**

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**From:** Davida Mutter <dmutter@cox.net>  
**Sent:** Saturday, December 9, 2017 12:03 PM  
**To:** Carolyn Murphy  
**Subject:** Proposed Holly Hills Villas David and Davida Mutter in Holly Hills Carriage Homes

Dear Carolyn,

We are writing in regard to the proposed development of Holly Hills Villas. We find that this apartment proposal will negatively alter the character of our lovely and quiet neighborhood of single family homes in terms of appearance, density, and traffic patterns. We consider our neighborhood a jewel within the City. We were very supportive of Hatcher Cale's request to rezone his property from commercial to residential under the condition that he would build twenty units identical to our current homes. We were at the City council meeting in support of Mr. Cale's zoning request the night it passed.

The proposed apartments are described as "luxury." Luxury apartments typically have elevators and underground parking. Granite countertops and hardwood floors do not constitute luxury. Additionally the architectural style is severe and not in keeping with the style along the Jamestown corridor in the direction of the College.

As you know, Williamsburg residential neighborhoods are described as "fragile". The neighborhoods cited in the rezoning summary (e.g., Village Green and the Woods) are privately owned homes, not apartments. Williamsburg will soon have a plethora of apartments in the approved Monticello development corridor. To juxtapose apartments against a quiet residential area will damage the character of our neighborhood. We oppose this plan for "special use."

Thank you for your diligence in support of our lovely City, and please consider carefully the impact of this proposed rezoning request on nearby neighborhoods when making recommendations to City Council.

Respectfully,

David and Davida Mutter  
240 Brookwood Drive  
Williamsburg, Virginia 23185

757-536-2335