

**From:** [jen](#)  
**To:** [Whipple, Donald](#)  
**Subject:** Re: [EXTERNAL] Proposed Zoning of Sarah Bonwell Hudgins  
**Date:** Friday, March 11, 2022 10:45:27 AM  
**Attachments:** [image001.png](#)

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Thank you. One concern is this development being a gated community because outside sources will try to take advantage of such amenities.

Main concern is traffic congestion. There, at least, needs to be one additional road built. There appears to be an incomplete intersection on the north side of the new fire department off of Big Bethel Road. I'm thinking that's where a new road can be established/attached. This is in regards to safety concerns not just inconvenience. Clearly a thorough study was not done because Thomas Nelson community college has not been in full blown session due to covid. Had it been the case you would know that we have difficulty coming in and out of our neighborhood when school is in session because of traffic congestion. It's quite similar to the situation over there at Westwood apartments that these developers also own. I'm fully aware this is being done by the Mallory's. For precautionary measures, eventually a traffic signal had to be installed. It also speaks volumes that Mary Bunting has yet to respond to my last response. Thank you for your time and consideration. - Jennifer Hinson

On Mar 11, 2022 at 10:37 AM, Whipple, Donald <[dwhipple@hampton.gov](mailto:dwhipple@hampton.gov)> wrote:

Ms Hinson – I will pass along your email with concerns to the Planning Commission and City Council.

*Donald A. Whipple, AICP*

Chief Planner

[dwhipple@hampton.gov](mailto:dwhipple@hampton.gov)

(757) 727-6140 (main)

(757) 728-5235 (direct)



*This response is not an official order, requirement, decision or determination issued pursuant to Virginia Code Section 15.2-2307*

**From:** jen [mailto:[jen@jennifersviolinstudio.com](mailto:jen@jennifersviolinstudio.com)]  
**Sent:** Friday, March 11, 2022 7:27 AM  
**To:** Whipple, Donald <[dwhipple@hampton.gov](mailto:dwhipple@hampton.gov)>  
**Subject:** Re: [EXTERNAL] Proposed Zoning of Sarah Bonwell Hudgins

I am a receipt of a postcard in regards to a public hearing Thursday March 17th at 3:30. Unfortunately, my household will not be able to attend due to conflict with our work schedules. Please note my emails as my concerns over this matter and take into consideration. Thank you. -Jennifer Hinson

On Mar 10, 2022 at 8:53 AM, jen <[jen@jennifersviolinstudio.com](mailto:jen@jennifersviolinstudio.com)> wrote:

Thank you. I will let others in the neighborhood know as well. -Jennifer Hinson

On Mar 10, 2022 at 8:51 AM, Whipple, Donald  
<[dwhipple@hampton.gov](mailto:dwhipple@hampton.gov)> wrote:

Ms. Hinson – to clarify, the referenced development project is the subject of a Rezoning (RZ 21-00012) and Use Permit (UP 22-00001) applications that are reviewed by planning staff with a recommendation to approve or deny forwarded to the Planning Commission and City Council. Both the Commission and Council meetings are public hearing meetings that provide citizens the opportunity to voice their questions, comments, and concerns. The public hearing schedule for when this development proposal will be considered are as follows:

Planning Commission	March 17, 2022	3:30
pm	Council Chambers (8 <sup>th</sup> Floor, City Hall)	
City Council	April 13, 2022	6:30
pm	Council Chambers (8 <sup>th</sup> Floor, City Hall)	

In addition, you may send written comments to my attention at this email address and I will forward on to both the Planning Commission and City Council.

Let me know if you have additional questions,

*Donald A. Whipple, AICP*

Chief Planner  
[dwhipple@hampton.gov](mailto:dwhipple@hampton.gov)  
(757) 727-6140 (main)  
(757) 728-5235 (direct)



*This response is not an official order, requirement, decision or determination issued pursuant to Virginia Code Section 15.2-2307*

**From:** jen [<mailto:jen@jennifersviolinstudio.com>]

**Sent:** Monday, March 07, 2022 1:41 PM

**To:** Tuck, Donnie <[dtuck@hampton.gov](mailto:dtuck@hampton.gov)>; Bunting, Mary  
<[mbunting@hampton.gov](mailto:mbunting@hampton.gov)>

**Cc:** Bond, Steven <[sbond@hampton.gov](mailto:sbond@hampton.gov)>; DeProfio, Brian  
<[bdeprofio@hampton.gov](mailto:bdeprofio@hampton.gov)>; Mitchell, Jason L.

<[jmitchell@hampton.gov](mailto:jmitchell@hampton.gov)>; O'Neill, Terry <[toneill@hampton.gov](mailto:toneill@hampton.gov)>; Mikel, Kimberly <[kdmikel@hampton.gov](mailto:kdmikel@hampton.gov)>; Whipple, Donald <[dwhipple@hampton.gov](mailto:dwhipple@hampton.gov)>; Gray, James <[jgray@hampton.gov](mailto:jgray@hampton.gov)>; cbowman <[cbowman@hampton.gov](mailto:cbowman@hampton.gov)>; Brown, Eleanor <[eleanor.brown@hampton.gov](mailto:eleanor.brown@hampton.gov)>; Brown, Steven <[steven.brown@hampton.gov](mailto:steven.brown@hampton.gov)>; Ferebee, Michelle <[michelle.ferebee@hampton.gov](mailto:michelle.ferebee@hampton.gov)>; Hobbs, Billy <[bhobbs@hampton.gov](mailto:bhobbs@hampton.gov)>

**Subject:** Re: [EXTERNAL] Proposed Zoning of Sarah Bonwell Hudgins

In regards to number three that's unacceptable. Y'all have clearly not considered the magnitude of the traffic flow when Thomas Nelson Community College is in session. Another outlet will be a necessity or we're going to have a serious congestion problem unless you're going to install traffic lights. I think we need to have a public meeting about this not just with the attorney's office representing the developer but also with City council and the Nelson Farm neighborhood. This wasn't very well thought out.

Sincerely, Jennifer Hinson

On Mar 7, 2022 at 1:30 PM, Bunting, Mary <[mbunting@hampton.gov](mailto:mbunting@hampton.gov)> wrote:

Ms. Hinson,

Thank you for reaching out with your questions on the proposed rezoning of the Sarah Boswell Hudgins Foundation property. I am writing in response to the questions and concerns we are able to address at this time. Please note that we have not yet completed the staff analysis of the project; therefore, I am currently unable to tell you whether staff will be recommending approval or denial of the case. That recommendation will be finalized prior to the Planning Commission public hearing and subsequent City Council hearing.

With regards to your questions, I can share the following:

1. This is no indication from the narrative statement about that development being a gated community; however, Donald Whipple (the person who is overseeing this case) has reached out to the applicant's attorney (Larry Cumming) to confirm whether or not the development is planned to be gated.

2. The rezoning application does include a car wash area as part of the development; it is located in the northeast corner of the

development, approximately 525 feet from the nearest single family residence.

3. A Traffic Impact Analysis (TIA) was submitted with the application. The TIA predicts that the proposed development will generate an additional 162 trips during the weekday AM peak hour, 203 trips during the PM peak hour, and 2658 total daily trips. Public Works staff has indicated the development would result in a decrease in the level of surface of surrounding streets and intersections; however, this decrease is considered acceptable and no infrastructure improvements are warranted given the proposed development's impact.

If you have other questions or concerns, please feel free to reach back to me or Mr. Whipple who, as stated above, is the contact for this project. I have taken the liberty of copying other Council members on this response so they will also have the benefit of these answers.

Sincerely,

Mary Bunting  
City Manager

> On Mar 5, 2022, at 8:08 AM, Tuck, Donnie  
> <[dtuck@hampton.gov](mailto:dtuck@hampton.gov)> wrote:

>

> Good morning.

>

> Thank you for your email regarding the proposed rezoning of the Sarah Bonwell Hudgins Foundation. I am unfamiliar with the proposed project for that site, consequently, I am unable to address your concerns about whether it will be a gated community or whether there will be a car wash.

>

> Because of your concern about a traffic analysis for the project, I have included City Manager Mary Bunting and members of her team. A traffic analysis is usually required as the project moves from concept to approval by the City Council. Her team members may choose to address that concern now or at a later time.

>

> Finally, there is confusion with respect to the meeting I reportedly held last week related to traffic congestion. The meeting that you referenced was our regularly scheduled City Council meeting, at which it was approved to implement a 60-day pilot program to restrict traffic across the bridge on Mallory Street between 3:00 and 6:00 pm, Monday through Friday. The pilot will address traffic congestion created by individuals who, traveling east on I-64, leave the interstate and cut through our City in order to bypass traffic backups on the interstate.

>

> Respectfully,

>

> Donnie Tuck

>

> Sent from my iPhone

>

>> On Mar 4, 2022, at 7:45 PM,  
>> [jen@jennifersviolinstudio.com](mailto:jen@jennifersviolinstudio.com) wrote:

>>

>> Jennifer P. Hinson

>> Jennifer's Violin Studio, LLC

>> 7 Rotherham Lane

>> Hampton, VA 23666

>>

>> RE: Proposed Rezoning of Sarah Bonwell  
Hudgins

>> Parcel Ids: 5000040, 41,42, and 5001596

>>

>>

>> I am in receipt of your letter in regards to rezoning of the Sarah

>> Bonwell Hudgins property reference above. Unfortunately due to my

>> work schedule I am unable to attend your meeting. However my concerns

>> are as follows. Will this be a gated community? I am concerned of the

>> attraction your car wash will have incurring loitering, littering, and loud

>> inappropriate music. As well as your grilling areas and common playground

>> areas.

>>

>> Another main concern I have is in regards

to traffic. When Thomas Nelson community college is in session we have a

>> congested traffic problem to the extent it is difficult for residents of

>> the Nelson Farms neighborhood to egress and ingress. Has any form of

>> traffic study been done in conjunction with this development and rezoning proposal? Will other

>> roads be built to mitigate further traffic congestion aside from the

>> two existing roads of Thomas Nelson Drive and Battle Road?

>>

>> By way of this letter I also would like to address Mayor Donnie Tuck.

>> You had a meeting last week in regards to the concerns of traffic

>> congestion in the area. Reevaluate the situation that

>> you are overdeveloping the area subsequently overpopulating the area,

>> which is the root of the problem with Hampton traffic.

>>

>> In lieu of the foregoing, I would appreciate a response.

>>

>> Sincerely,

>> Jennifer Hinson

**From:** [Macklin, Michele](#)  
**To:** [Whipple, Donald](#)  
**Subject:** [EXTERNAL] Proposal to rezone Sarah Hudgins property  
**Date:** Thursday, March 10, 2022 8:29:35 PM

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I would like to comment on the proposal to change the zoning of the Sara Hudgins property from single family to multifamily.

As a long time resident of Hampton, and a owner of a home in Nelson Farms for over 30 years, I recommend the city council not accept this zoning change request.

My belief is that increasing the population would change the character of our small community. In addition, such a change would require attention to infrastructure that would require significant funding.

Two areas of major concern include the lack of classroom space at our neighborhood schools. There are also concerns regarding the current sewer system. The neighborhood is having issues with proper drainage currently.

Minor concerns include traffic, which is already problematic when classes are emptying at the college and the lack of recreational areas in the neighborhood.

Sandy Bottom is the only park our side of town. Weekends you often can not find a parking space there. Apartments typically bring more children, and it is important they have safe outdoor space to play.

Thank you for your service to the city of Hampton and for hearing my concerns.

Respectfully,  
Michele Macklin  
12 Micklebring Lane  
Hampton

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**From:** [Hank Golding](#)  
**To:** [Whipple, Donald](#)  
**Subject:** [EXTERNAL] Proposed Rezoning of Sarah Bonwell Hudgins Property Parcel ID's 5000040, 5000041, 5000042, and 5001596.  
**Date:** Thursday, March 10, 2022 3:46:08 PM

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Dear members of Hampton's Planning Commission and City Council,

I am a resident of Hampton's Nelson Farms community and am expressing my opposition to the rezoning of the parcel ID's 5000040, 5000041, 5000042, and 5001596.

The parcels are currently zoned as One Family Residential (R-11 & LFA-5) which would support approximately 90 single family homes. The rezoning request is for Multiple Dwelling District (MD-3) for approximately 488 rental units consisting of studio units and 1-3 bedroom units .

The traffic survey obtained was taken during the period that Thomas Nelson Community College was holding virtual classes as with other local businesses having telework, therefore the value of the survey may not be as the actual amount of traffic utilizing the Thomas Nelson Drive entrance/exit to the proposed complex. The only other entrance/exit to the complex is Battle Road which is a right turn only from Big Bethel Road onto Battle Road and right turn only from Battle Road onto Big Bethel Road as there is a median dividing Big Bethel Road. This design alone will cause the vast majority of the complex traffic to use Thomas Nelson Drive to exit the complex so they could utilize the traffic light at the Thomas Nelson Drive and Big Bethel intersection.

The designers stated there is to be a 20' buffer between the complex buildings and the current residents on adjoining properties. 20' is not a "buffer" when comparing a 3 story apartment building to a ranch home. They stated the buffer will be greenery planted (trees and bushes) on the outskirts of the complex and not a physical barrier such as a wall or fencing.

When asked about the timeframe for building the complex, I was told it depends... whether it would be constructed in phases and how far apart the phases may be depended on the economics of the complex as it is "a rather large sum of money". The estimate was 2-3 years or longer.

I have a concern about the infrastructure needed to support so many units, as the sewage pump station on the end of Micklebring Lane has trouble handling the current population it supports now. The aged underground water and sewage lines may be overburdened with so many units.

I also have a concern if the local schools can support the increase in the need for additional classrooms, teachers, buses, etc. The designers said the complex would be for mainly professionals and very few families with children would be expected, I do not know or understand how 2-3 bedroom units would be targeting residents without children.

I understand Hampton may have the need for additional housing and I am not against the design or the concept, I am against the location. The current zoning is proper and the construction of single family homes would be the best fit for the surrounding community.

Very respectfully,  
Henry Golding  
66 Rotherham Lane  
Hampton, Va. 23666



**Matthew & Heather Young**

15 Micklebring Ln  
Hampton VA 23666  
youngheather1217@gmail.com

10 March 2022

**Re: Proposed Rezoning of Sarah Bonwell Hudgins Property**

Parcel IDs: 5000040, 5000041, 5000042 & 5001596

To Whom It May Concern,

As resident's of the adjacent neighborhood of Nelson Farms we would like to express our opinion on the proposed rezoning of the above mentioned parcels. We attended the community meeting on March 9, 2022 and spoke with all involved parties as well as many other residents. We are all extremely opposed to this property being rezoned for many reasons. The first being the loss of privacy for many of our properties as a 3 or 4 story apartment building would allow those residents to freely look out into many of our backyards, when asked if any type of wall was being proposed the developer informed us that nothing was planned.

Another worry is the traffic this development would bring. If it remained zoned for single family homes then there would be maybe 90 homes allowed and that would potentially bring about 200 more cars to our already busy roadway of Thomas Nelson Dr. If the proposed 484 apartment units are allowed then it would be 800-1,000 additional vehicles coming out onto a road that already see's timely backups at certain time's of the day due to the Community College traffic. We are very concerned about this.

Additionally the tenant noise and possible crime this would bring to our neighborhood is also a concern of ours. Our neighborhood has some of the worst jet noise on the Peninsula since we are the final neighborhood in the landing approach for Langley Air Force Base, at time's it is as if we live along the runway, while resident's of our neighborhood learn to live with and love the jet noise we do worry that someone that does not own a home and instead rent an apartment will not stay past a 1 year lease and therefore turnover in these apartment's will be constant and it will be hard to keep good high paying tenants and that crime will find its way spilling into our neighborhood. Furthermore there is no proposal to add a fence around the perimeter to keep anyone out of the adjacent woods that surround and lead into our neighborhood and we worry there will be both adults and kids constantly back in the woods behind our home's.

Furthermore the noise of construction for the 2 years we were informed it would take for a project of this magnitude is unacceptable to current resident's and the concern is that this will drop our property value as well as make it difficult for us to sell our home's in the future with a large apartment complex right next to us. We are completely fine with the current zoning and single family homes being built but not an apartment complex of this magnitude. We also spoke with the people from Sarah Bonwell Hudgins and learned that they are not moving this foundation to a new location and are in fact just shutting it down so they are not in urgent need of this money to continue this project and could easily sell to a single family home developer. Just a short walk down Thomas Nelson Dr. You will find large home's were recently built and sold for top dollar so I'm sure finding that type of developer would not be a problem and would still yield a high profit.

In closing we ask you to please consider the concerns of the current resident's that own homes here and please leave the zoning the way that it is. Thank you for your consideration in this matter.

Sincerely,

Matthew & Heather Young

**From:** [culbertsonjc@aol.com](mailto:culbertsonjc@aol.com)  
**To:** [Whipple, Donald](#)  
**Subject:** [EXTERNAL] Re: Plans for Rezoning of Sarah Bonwell Hudgins Property  
**Date:** Wednesday, March 16, 2022 12:53:07 AM

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Hello Mr. Whipple,

My name is Jasmin Culbertson. I currently reside in the Nelson Farms Community next to the Sarah Bonwell Hudgins property. I was recently notified of a proposal submission by Westview Landing, LLC, to build an apartment complex with well "over 200 apartments". This could potentially add 2 to 4 people in each apartment, increasing population to over 800+ people in a small location. I am greatly concerned & oppose the plans for this new construction in our neighborhood.

We are a small community, located in a safe & quiet region near Thomas Nelson Community College. We have 1 road to enter & exit our neighborhood. This road, Thomas Nelson Dr, is already heavily congested by local residents, school buses, students & employees who attend the school & work in the local businesses, especially during peak hours. The road is also curved & dangerous for the residents who live on this street & have to back out of their driveways. Adding another neighborhood in this location would greatly increase traffic and be dangerous for the local residents.

I am also concerned about the crime rate increasing in the next few years due to having a heavier volume of people in a small area. I have lived in this neighborhood for over 15 years. One of the many benefits of living in this location is, there is no reason to come into our neighborhood unless you live here. Our community consist of military retirees, senior residents who have lived here since the neighborhood was created, disabled residents, small young families, working class families. We have children who can safely play in the streets & people, of all ages, who can walk their dogs, garden & work on their homes & vehicles. We can leave our doors & garages opened without fear. Adding apartments, with close proximity to our neighborhood, will naturally increase walking and street traffic to our community with potential of increasing crime. Our crime rate is minimal to none. We do not want this to change & want to maintain a safe and quiet neighborhood.

The addition of the Westview Landing apartments will negatively impact the Nelson Farms & surrounding communities. Please decline the plans to construct these apartments. This is not the appropriate area to build high volume apartments. I suggest the city restore the Sarah Hudgins school for disabled children. This would be a better use for this location and greatly benefit our community. Thank you, so much for your time.

Sincerely,

Jasmin Culbertson

[Sent from the all new AOL app for Android \[play.google.com\]](#)

**From:** [John Vrooman](#)  
**To:** [Whipple, Donald](#)  
**Subject:** [EXTERNAL] Proposed zoning change at 10 Doris Carlson Dr.  
**Date:** Wednesday, March 16, 2022 7:34:18 PM  
**Importance:** High

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Mr. Whipple

I live in Nelson Farms and will not be able to attend the March 17<sup>th</sup> public hearing @3:30pm at City Hall on the permit application for the 10 Doris Carlson Drive property (the former Sarah Bonwell Hudgins property). As a resident who lives on Thomas Nelson Drive, I have serious concerns about the use of this property for a very large 4 story apartment complex. The artist renditions, provided by the developers' representation, shows a well thought out layout with nice creature comforts for the apartment renters and their guests. Unfortunately I do not believe this a good location for somewhere in the neighborhood of 400 apartments with a probable 800 cars and 1000 residents, as this would completely overwhelm the traffic capabilities of Thomas Nelson Drive that has several traffic and safety issues already. Residents of Battle Drive will also face the same overwhelming traffic issues too.

1. Thomas Nelson Drive and Butler Farm Road are the only entrance and exit to the Nelson Farms community, as well as Thomas Nelson Community College, New Horizons, Tyco Electronics, and several dozen business on Butler Farm Road including a hotel. During the day when we are not in a pandemic and TNCC is in session, the streets are clogged with inexperienced students drivers in a huge rush and speeding to or from classes on Thomas Nelson Drive, the stoplight to Big Bethel road is often backed up to the entrance to the Sarah Bonwell Hudgins property. I routinely wait 3 minutes during these rushes to get out of my driveway, and all the residents of Nelson Farms are trapped as well trying to use Peterborough Dr. or Scarborough Dr. to get on Thomas Nelson Dr.
2. With the addition of the 6 new homes on Thomas Nelson Dr. and Old Bethel Place there is a significant traffic event every morning around 6AM when several school busses arrive to pick up children for school on Thomas Nelson Dr. at the turn at Old Bethel Place. Numerous mornings I have been trapped in my driveway and unable to leave due to stopped traffic, and on several days I have witnessed cars passing the busses with their red warning lights on.
3. Currently there are high levels of Amazon, FedEx, UPS, and USPS traffic delivering to Thomas Nelson Dr. residents thanks to the newly fashionable online sales brought about by pandemic shopping habits we still enjoy. The delivery vehicles stop on Thomas Nelson Dr. and block a lane of traffic making for a significant and routine hazard on a wide, smooth road that accepts high speed driving. Also there is a FedEx hub on Butler Farm Road so there is extra cross through traffic through Thomas Nelson Drive as well.
4. With the building of the New Hampton Fire Station 11 on Big Bethel Road there is now a significant amount of cross through traffic of emergency vehicles with their lights and sirens on Thomas Nelson Drive (1 to 4 times daily).
5. Speeding on Thomas Nelson Drive is routine all hours of the day and night, long term residents have lost 2 or 3 mailboxes while I have had the 25 foot tall light pole in front of my house hit 3 times and knocked down twice. Adding a large number of new residents will likely only increase the number of accidents with many of the new residents being the

victim.

John Vrooman  
Theresa Vrooman  
Alexander Vrooman  
27 Thomas Neson Dr  
Hampton VA 23666



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**From:** [Larry M](#)  
**To:** [Whipple, Donald](#)  
**Subject:** [EXTERNAL] Rezoning of 10 Doris Carlson Drive, 51 Battle Road, 60 Battle Road and 30 Singleton Drive -[ from R-11 to MD-3 ]  
**Date:** Wednesday, March 16, 2022 4:06:54 PM

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Good Morning Mr. Whipple,

I will not be at the Public Hearing because of illness. However I wanted my feelings known. I do not support this rezoning . [I do support single family homes for the property.  
My reasons for not supporting this are listed below:

**Drainage:**

Looking at the project , There are a lot of asphalt areas for roads and parking of vehicles, Most of this land now filters rain Water naturally. If this project is allowed to move forward water runoff will be directed to a catch basin at the rear of the property. Knowing that 1" of rain water over 1 acre = 27,154 gallons , when you add the 87 acres, you have 2,362,398 gallons --now that's with just 1" of rainfall.. Global warming and tropical threats add even more water --You do the math.

All this water will at sometime be released into the ditch between Nelson farms and the properties up for rezoning. This drainage ditch drains over half of Nelson Farms and some of Thomas Nelson College. Its been about 10 years since it has been cleaned out , right now if we were to have a 2"to 4" rainfall some the roads in Nelson Farms flood over the curb. I have witnessed this because I have live in Nelson farms for 30 + years

**Crime**

There will be a better chance of Nelson Farms having issues with crime because of the Apartment dwellers not having a financial stake in there property

**Quality Of life**

you know , It is pretty nice in our little piece of Hampton , you have home owners walking their dog , kids playing ,skateboarding and both adults and children riding their bicycles.. Everyone waves and says hello. However if this rezoning is granted, and your sitting in your back yard ,having a get together, cooking ect. You wont have any privacy because next door to Nelson Farms will be a 4 story apartment complex . Twice as high as the two story homes in our neighborhood .

**Traffic**

Thomas Nelson Community College or Peninsula Community College is now having students in the classroom, plus vehices are using it as a cut through to Neil Armstrong Parkway and you have students using the road to take classes at New Horizons. Looking at the map, you have one road .Battle Road which exits close to Peterborough Drive [the main road out of Nelson Farms] . There is another way out of Nelson Farms [Scarborough Drive] although most people will use that if traffic is backed up at the light at Thomas Nelson Dr & Big Bethel Road . The other end of Battle road has Twelve very nice 2 story homes with kids playing and homeowners enjoying the piece and quiet of our little piece of Hampton. We really dont need the construction vehicles and trucks or the apartment dwellers and their traffic .

Bottom line ---this is not a good fit for our area --single family homes and homeowners are what its zoned for -----Please deny this rezoning application !!!

Thank You Mr. Whipple

Lawrence & Theresa Milloy  
57 Rotherham Lane  
Hampton,Va 23666

**From:** [Kay McLamb](#)  
**To:** [Whipple, Donald](#)  
**Subject:** [EXTERNAL] Rezone permit for Thursday March 17, 2022 and 4-13-22 @ 6:30 for 37.86 Acres at 10 Doris Carlson Drive Hampton  
**Date:** Wednesday, March 16, 2022 2:08:07 AM

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Dear Donald Whipple,

My Name is Vonnie McLamb and I own the property at 15 Peterborough Drive. I have been living there since 2002. When I bought this property, I had no problem with the single story school. and the few people coming and going. I did not feel I would have issues with privacy. I also have a 6ft fence. There is not a lot of tall trees near my property for me that is a big deal because I have lived through a Hurricane. If these 4 story apartments get hit by a hurricane all that will fall on top our homes, a lot worse than a few trees! I have been in my forever home for 20 years and I have spent a lot of time, money, sweat and tear there! I have a new Patio I was hoping to enjoy! I am having a hard time understanding why Hampton may be taking away my place of safety. Please let me explain.

This is where we have been!

Many years ago we had problems with the dumpster being empty at 5 am and it was waking us all up!!! I and others were calling for months to get them to move the dumpster or schedule the pick up later in the day. Technically the school is a Government zoning not commercial! Anyway I can only imagine how bad and load the dumpsters being empty will be they will have many for all those apartments! This is unacceptable! I also would like to note here our subdivision has a lot of back road traffic from Armistead Ave and the to and from traffic for Thomas Nelson College and the unemployment office. They are showing an entrance off Thomas Nelson and this would make a nightmare for traffic in the morning and evening! This should not be allowed! This traffic would back us up, where we would have a very hard time getting in and out of our subdivision. They should only have a entrance and exit from Big Bethel Rd.

My next door neighbor had a break in in his home about 5 years ago and the police had to jump the fence in his backyard to go after the criminals. We also had a dead man found in a yard on Peterborough Drive near the same time frame. The only way they should get this rezone is to buy us out! Buy all our properties! We all know that Apartments have a wide variety of renters some who require more police having to come out there to handling issues with drugs and guns, family issues and fights murders etc. This is why Apartments are to be in a commercial Location! This will make our daily commutes take longer and be more than triple the amount of people in this small location.

This is where we are headed!

So with what you are wanting to do to by rezoning this property is to make it where we have no privacy in our backyards. Make it where people can look down from these four story high apartments and see our children and our pets playing in our backyards and making then sitting ducks for criminal minds. Where we can't lay out in our bathing suits in our own backyard without people we don't know watching us. In a world where there are such horrific crimes happening, it is unfair and cruel of Hampton to rezone this land to put us in the middle of a commercial zone and have these things come into our neighborhood! Four stories high that will allow a lot of people looking in to our back yards they can see what we have in our back yards to come and steal it from us. The criminals will be jumping the fence and running through our yards trying to escape the police! This will make the crime rate in this area go up and due to it really being a residential area we won't have the police patrolling our properties! This will make the people on Peterborough Drive and possible the ones that back up to it from Nelson farms sitting ducks for thief! On top of all these things our our property value will go down also!

Closing Statement!

The people who bought the Sara Hudgens property should not be allowed to get the rezone to build Apartments. They should only be allowed to build what should be there! Which is Single family homes

ONLY!

We should not have to forfeit our life style our plans and our safety, to line the pockets of others. We the people who bought these homes in Nelson Farms have, invested our life, our moneys and our lively hood and should have the right to to make the finial decision on what happens with the rezoning. My Answer is is absolutely NO!

Thank you for your time,

Sincerely, Vonnie Mclamb





what is considered residential



## Definition - Investopedia

### What is considered non residential property?

So do townhomes and semi-detached homes. Because their purpose is return on investment, **rental properties with five or more units – whether they're apartment buildings or apartment communities** – are commercial property, not residential.

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**From:** [samlsharpe@yahoo.com](mailto:samlsharpe@yahoo.com)  
**To:** [Whipple, Donald](#)  
**Subject:** [EXTERNAL] Concerned Citizen- Westview Landing, LLC Project  
**Date:** Thursday, March 17, 2022 12:11:40 PM

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Mr. Whipple,

Unfortunately, I cannot attend today's meeting at 3:30pm in regards to the Westview Landing, LLC project due to working full time. However, I did want to voice my concerns regarding this development coming into the community and my neighborhood.

I reside at 17 Peterborough Drive in Hampton. After reviewing the community plans I have a few concerns about the pending development:

1. These apartment buildings backing up directly to my backyard will be 4-stories high. This provides zero privacy into my already fenced in backyard. Privacy is something I value even though I live in a subdivision with close neighbors.
2. The plans show the trash dumpsters being at the end of the parking lot which also backs up to Peterborough drive. I am concerned for the maintenance of cleanliness with these backing up directly to my property. There is a potential for increased rodent activity as well as an increased risk of smell to come from those containers if not managed properly.
3. Our neighborhood is directly behind Thomas Nelson Community College which has times of increased traffic in and out of the community. With there being an entrance to the community in our neighborhood, this will heavily increase the amount of traffic to expect, especially early mornings and evenings.
4. No matter what, new developments bring increased crime activity. Especially, from my experience, apartment complexes. Over the last several months, the city of Hampton has struggled with theft complaints from our neighborhood and several others surrounding us. I can only assume adding this massive development will only increase the struggle the local law enforcement is already having with increased theft rates in these desperate times.

I would like to support new development coming into the area to provide more housing options, especially rentals, as they can be very difficult to find locally. However, the concerns I have listed above lead me to believe there has to be some sort of solution that can be provided so that the residents of the surrounding neighborhoods can be excited if this new development were to come to fruition.

If this development does get approved, I would like to suggest a large retaining wall be built between the complex and the residents of Peterborough Drive. This would be to cut down on noise, provide more privacy, and to also reduce the risk of anyone hopping a small fence to enter into our neighborhood.

I sincerely appreciate you taking the time to read my concerns as I know you are very busy. I believe as a citizen of Hampton, that it is my duty to provide feedback to our community officials on what myself and my neighbors are and are not happy about.

Please feel free to contact me regarding the details listed above.

Thank you,

Samantha Smith  
(912) 585-9175  
[samlsharpe@yahoo.com](mailto:samlsharpe@yahoo.com)

Sent from my iPhone

**From:** [Cyndi Hefner](#)  
**To:** [Whipple, Donald](#)  
**Cc:** [godsrider54](#)  
**Subject:** [EXTERNAL] Re-zoning Proposal for Sarah Bonwell Hudgins property, 51 Battle Rd, Hpt  
**Date:** Thursday, March 17, 2022 12:43:07 PM

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Mr. Whipple, thank you for speaking with us on Wednesday, March 9 at a Sandy Bottom regarding the proposed re-zoning of the Sarah Bonwell Hudgins property at 51 Battle Rd., Hampton.

If you could please pass this letter along to all City of Hampton departments and city council members that are involved in the project it will be very much appreciated.

We would like to request that a full traffic study be done on the impact of the proposed project to Thomas Nelson Drive, Battle Rd. and the segment of Big Bethel Rd between the traffic signals at Thomas Dr. and N. Park Dr. before any decisions are made about the re-zoning of this property. Also, that the findings of this study be made available to the city council and the residents of the affected area before any voting.

The plans that were presented call for 450 units in the development. That would mean that there could be in excess of 900 vehicles going in and out of the complex per day (at a min. of 2 vehicles per unit, plus visitors and other services). The entrance and exit needs of such a complex far exceed the current road capabilities.

We live at 9 Battle Rd. , the public portion of the road, the rest of Battle Rd. is posted private, but the owners have graciously let us use it over the years. Our end of Battle Rd. is a short street of single family dwellings with entrance and exit available only northbound due to a median strip on Big Bethel Rd.

Our road is only about 50 ft. from the Thomas Nelson Dr. traffic light. It is already quite difficult and quite dangerous to get out of our road due to the large number of trucks and 18 wheelers traveling to the West Park Industrial Development and the city landfill in addition to regular vehicle traffic. Vehicles come over the I-64 overpass northbound on Big Bethel Rd. often at a high rate of speed to an immediate traffic light. Many times running this light due to their inability or lack of desire to stop when it is red. There is also a fire station between the Thomas Nelson and N. Park lights that has a cut out in the median strip to go southbound. They can be pulling out quickly and there are no lights on the roadway to indicate this is happening, we must be acutely aware of just the truck's own lights and sirens.

Currently, in order for us to go southbound on Big Bethel Rd. we must turn northbound, get across both lanes of traffic and make a u-turn at the N. Park traffic signal, again contending with the large trucks and 18 wheelers entering and exiting the West Park Industrial Development and city landfill. Making that too, a difficult and dangerous process.

As you can see our current situation is already less than ideal. Adding an additional 900 vehicles per day will make it impossible.

In addition to our request for a full traffic study being done, we would like to offer a suggestion that our end of Battle Rd. be closed to through traffic and made into a cul-de-sac after #11 Battle Rd. Also, that an alternative entrance/exit to the Sarah Bonwell Hudgins property be made past the fire station at the N. Park Dr. intersection before any development

plans are considered. The N. Park intersection is already partially prepared to receive eastbound traffic. We do realize that this would require procurement of what are currently segments of private property.

Thank you for your time and consideration.

John & Cynthia Hefner  
9 Battle Rd.  
Hampton, VA 23666  
757-506-2685  
757-707-7440

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**From:** [John Vrooman](#)  
**To:** [Whipple, Donald](#)  
**Subject:** [EXTERNAL] Proposed zoning change at 10 Doris Carlson Dr. (part 2)  
**Date:** Thursday, March 17, 2022 6:40:34 PM

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Mr. Whipple

I live in Nelson Farms and will not be able to attend the March 17<sup>th</sup> public hearing @3:30pm at City Hall on the permit application for the 10 Doris Carlson Drive property (the former Sarah Bonwell Hudgins property). As a resident who lives on Thomas Nelson Drive, I have serious concerns about the use of this property for a very large 4 story apartment complex.

Apartment complexes have historically lowered the local houses retail value, with upscale apartments it will happen but it may take 10 years. The Proposed apartment complex will completely pave over a significant wild area with a large herd of deer and local wildlife we enjoy. Somewhere in the area there was a nesting eagle, I don't think it was in this plot of land, but it would adversely affect the bald eagles environment and hunting range.

An item of significant concern and displeasure are the notices by the builder's representatives and the City of Hampton, only a small portion of the homeowners in the neighborhood received these notices. For those of us who are employed the City's meeting was during the work day, and indicates in a not so subtle way a genuine effort by the city to limit the publics voice on this matter. I find this alarming and not a little manipulative. I do think the property in question could be developed in a useful and positive way for the neighborhood and the city as a living complex or a small industrial location but this complexes size is completely inconsistent with the low key nature of the neighborhood and will overwhelm the traffic capabilities.

John Vrooman  
Theresa Vrooman  
Alexander Vrooman  
27 Thomas Neson Dr  
Hampton VA 23666



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**From:** [Winters, Roy C., JR.](#)  
**To:** [Whipple, Donald](#)  
**Subject:** [EXTERNAL] Plans for Rezoning of Sarah Bonwell Hudgins Property  
**Date:** Thursday, March 17, 2022 5:40:27 AM

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Hello Mr. Whipple,

My name is Roy Winters. I currently reside in the Nelson Farms Community next to the Sarah Bonwell Hudgins property. I was recently notified of a proposal submission by Westview Landing, LLC, to build an apartment complex with well "over 200 apartments". This could potentially add 2 to 4 people in each apartment, increasing population to over 800+ people in a small location. I am greatly concerned & oppose the plans for this new construction in our neighborhood.

We are a small community, located in a safe & quiet region near Thomas Nelson Community College. We have 1 road to enter & exit our neighborhood. This road, Thomas Nelson Dr, is already heavily congested by local residents, school buses, students & employees who attend the school & work in the local businesses, especially during peak hours. The road is also curved & dangerous for the residents who live on this street & have to back out of their driveways. Adding another neighborhood in this location would greatly increase traffic and be dangerous for the local residents.

I am also concerned about the crime rate increasing in the next few years due to having a heavier volume of people in a small area. I have lived in this neighborhood for over 16 years. One of the many benefits of living in this location is, there is no reason to come into our neighborhood unless you live here. Our community consist of military retirees, senior residents who have lived here since the neighborhood was created, disabled residents, small young families, working class families. We have children who can safely play in the streets & people, of all ages, who can walk their dogs, garden & work on their homes & vehicles. We can leave our doors & garages opened without fear. Adding apartments, with close proximity to our neighborhood, will naturally increase walking and street traffic to our community with potential of increasing crime. Our crime rate is minimal to none. We do not want this to change & want to maintain a safe and quiet neighborhood.

The addition of the Westview Landing apartments will negatively impact the Nelson Farms & surrounding communities. Please decline the plans to construct these apartments. This is not the appropriate area to build high volume apartments. I suggest the city restore the Sarah Hudgins school for disabled children. This would be a better use for this location and greatly benefit our community. Thank you, so much for your time.

Sincerely,

ROY WINTERS