

Ibikunle, Toluwalase

From: Charity, Sandra M. <scharity@odu.edu>
Sent: Thursday, November 16, 2017 12:05 PM
To: Ibikunle, Toluwalase
Subject: PROPERTY On Butler Farm

Tolu Ibikunle,

I received a post card in the mail about the property on Butler Farm Road that is also off Magruder Blvd. This notice was about re-zoning the property from residential to commercial, I believe that the term. I do not believe this property should be re-zoned from residential to commercial, because I think it would bring down the value of the homes that is already in that area. There are enough businesses in this area. There is a dealership on the corner of Magruder and Butler Farm Road that has Mercedes Benz, Audi's, Hyundai and other vehicles, and there is a cemetery on the right hand side going away from Magruder, towards Armistead Ave. There are a lot of businesses on the left hand side also going in the same direction.

Further down Butler Farm Road are houses and a dog shelter of some sort. My understanding is that the trees will be torn down so that vehicles can be stored in that area. I believe this will take away the value of the homes that are already in that area. I am sure you would not want vehicles stored in your neighborhood so why would you, or anyone else, think I would want vehicles stored in my neighborhood. There are plenty of businesses in my area, there is a Hospital, with Doctor office's, a second cemetery, a recreational building, etc.

There are plenty of commercial properties and businesses on the other side of Magruder Blvd., and Butler Farm Road that has Fed-X, Doctor's office, Sentara, Unemployment office, ODU, Thomas Nelson and other businesses. I believe this car dealership can find another piece of property that is not in a residential area that would be large enough to store and house the vehicles wanted.

There are plenty and enough businesses in the area of Armistead Heights. If this area is re-zoned to a commercial area to store vehicles, lights will be placed in that area and those lights may possibly disturb the residents close to that lot and further out. There may be a possibility of vandalism or just noise people looking at the vehicles. There are trees next to the Mercedes Benz dealership lot and I believe those tree helps to buffer the lights already there. The Mercedes Benz dealership has already extended its property close to the cemetery. How much property is needed or wanted to store and sell cars and vans.

Sandra B. Charity
Transportation & Services