



Charles Dyson <cdyson@irvingtonva.gov>

White Fences/Vineyard Development Proposal Objection

Frances Butler <fhighlands1@aol.com>
To: Charles Dyson <cdyson@irvingtonva.gov>

Sat, Oct 3, 2026 at 5:04 PM

Dear Charles,

I am writing as President of Huckleberry Point, Inc., on behalf of our stockholders and our extended Williams family, regarding Julian Patterson's proposed development of the White Fences/Vineyard property.

Our family's connection to Irvington goes back to the town's earliest days. Our great-grandfather, William McDonald Lee, was instrumental in the original development of Irvington, and much of his original property along Steamboat Road, including Lee's Hill and Huckleberry Point, has remained within our extended family for well over a century. Many members of our extended family continue to live in Irvington today. We are deeply devoted to the town and to preserving the character and quality of life that have made it such a special community for generations.

For these reasons, we want to clearly express our opposition to the proposed large-scale residential and commercial development of the White Fences/Vineyard property. The density and commercial development being contemplated would represent a significant change to the small-town character of Irvington.

We are particularly concerned about the cumulative impact on the town and its infrastructure. We understand that Hills Quarter, just outside the town limits, is already zoned for approximately 300 additional homes to be developed over the next 20 years. Those homes will bring additional residents, traffic, and demands on the surrounding area. A major development within Irvington would add substantially to those impacts.

There are also serious infrastructure concerns. Irvington's existing system cannot support development of this magnitude, and sewer service would have to come from Kilmarnock, raising significant questions about the cost of extending that infrastructure and how much of that expense would ultimately be borne by the Town and its residents. Additional concerns include increased traffic, road capacity and maintenance, construction impacts, sidewalks and other infrastructure that could become the Town's responsibility, and the long-term financial burden these changes could place on current property owners.

Irvington's small scale, historic character, open spaces, and quiet atmosphere are fundamental to what makes the town unique. Once those qualities are lost to high-density residential and commercial development, they cannot easily be restored.

We respectfully ask the Town Council to protect the character of Irvington and oppose this proposed large-scale development of the White Fences/Vineyard property. Our family has been

invested in this community since its beginnings, and we strongly believe that preserving the quaint, historic character of Irvington should remain a priority for its future.

Thank you for considering the views of Huckleberry Point, Inc., our stockholders, and our family as the Council considers this important matter.

Warm regards,

Frances Lee Butler

President, Huckleberry Point, Inc.

On behalf of Huckleberry Point, Inc., its stockholders, and family