

Comments for proposed development (6-B-24-UR)

Nearby Fueling Stations - All roads leading into this area already have fuel stations on them. Within a 3-mile radius of the proposed location, I count 10 locations selling fuel, within 4 miles, 16. A nearby fueling station appears to be underutilized each time I pass. The last few times I passed the Choto Weigle's during the day, no more than 2 pumps were in use, and multiple times not a single pump was in use. I cannot be convinced there is a need for an additional fuel stop in this area. There are already remnants of 3 gas stations within 500 yards (1116 CONCORD RD, 1100 CLAY ST, 10915 LAKE RIDGE DR) of this location, it would be a shame if a 4th goes out of business in the Concord area.

Smell – the prominent wind direction will direct gas fumes and restaurant exhaust fumes into the historic community negatively impacting the area. This will detract from the area and will adversely impact the value of our properties. The nearby sewer treatment plant, on days with temperature swings, already has a negative impact, we do not need another contributor to bad smells. Seems like common sense not to put a restaurant a couple hundred yards from a sewage treatment plant.

Noise Pollution – With the widening of Concord Road, our area is already experiencing high Noise Pollution. Clearing additional trees between the road and neighborhood will only increase the volume. In addition to the added traffic noise, I'm concerned about the constant noise pollution from the drive-thru speaker flooding into the neighboring streets and cemetery, especially during burials or visits to those laid to rest there.

Scale of Development – Based on the plan available, it appears little to no effort was made to tailor the facility to fit within the community. This design seems to just be a copy/paste of a generic station, sized to the maximum of the property setbacks. As a whole, this building is entirely too large and inappropriate for a Neighborhood Commercial development at this location. If approved, it should be built to add to the history of the area, not just a run of the mill service station with minimal effort towards architecture allure.

Light Pollution - Based on the photometric evaluation, the light pollution will be a noticeable, unwelcome nuisance to our historic community. If this passes, I would request that the design or operational hours be done in a way to minimize glare, reduce light trespass, and preserve the night sky. We recently were able to experience the norther lights from our house in this historic area but with the added light pollution this experience may be lost for future generations.

Tree Barrier - The trees currently planned for the back of the lot do not supply a sufficient visual/noise barrier between the building and the cemetery/community.

Outlet onto Second Dr – the widening and turn in/out onto Second Drive will encourage more traffic through our neighborhood roads, where children play, and people walk. I would request that there be no direct turn in/out onto Second Drive and that all traffic in and out of the proposed parking lot be only via Concord Road. If there must be an entrance on Second Drive, it should be a right turn only to direct people back onto Concord Road and not into the village. A sidewalk along this property should be required to separate pedestrians and vehicles.

Traffic Disruption - This section of Concord Road is already prone to traffic back-up that can make it difficult to get in and out of the neighborhood. Also, the second drive outlet onto Concord Road has a blind hill making it dangerous to turn left. These issues will be exacerbated by this development and is just one more reason that a business that increases vehicle traffic is not good for this location.

Decline of General Safety – In my experience, when a combined gas station/fast food restaurant is added to an area, it comes with an increase of shady individuals who tend to congregate. This development coupled with the existing nearby abandoned structures and encampments will negatively increase the degeneration of the area and should be avoided.