

I am writing to formally oppose the proposed two-story restaurant and outdoor recreation development planned for the property located along Choto Road.

While I understand that the property was rezoned to CN (Neighborhood Commercial) in 2020, the scale and intensity of this proposal are not compatible with the existing character or infrastructure of the surrounding area, which remains predominantly rural and residential in nature.

Traffic and Infrastructure Concerns

The existing road network in this area cannot safely or efficiently accommodate additional traffic generated by a restaurant, bar, outdoor recreation courts, and video screen. Choto Road and nearby connecting roads already experience congestion during peak hours, and this proposal would significantly increase vehicle volume, delivery traffic, and ride-share activity. This directly contradicts the finding that the use “will not draw additional traffic through residential areas.” In practice, it will.

Proximity to Homes and Noise Impacts

The proposed development is extremely close to existing homes, and the inclusion of an expansive outdoor use area—with amplified sound, recreation courts, a bar, and a video screen—creates a serious noise concern. Even with proposed landscaping buffers, noise cannot be adequately mitigated, especially during evening hours. Living next to this type of commercial activity would be unbearable for nearby residents and would fundamentally alter the quiet environment they intentionally chose.

Incompatibility with Neighborhood Character

This area is still very much a rural-style community, where families move specifically to avoid dense commercial development and urban noise. While the Future Land Use Map may designate this as CMU, the actual, lived character of the area does not reflect a walkable mixed-use corridor. The proposal may technically meet zoning standards, but it fails the broader test of compatibility and harmony with the surrounding neighborhood.

Impact on Property Values and Quality of Life

The Planning Commission’s own analysis acknowledges that the outdoor use area could be a noise nuisance. This nuisance will negatively impact nearby property values and residents’ quality of life, particularly given the scale of the uncovered outdoor amenities, daily operating hours, and amplified sound.

Conclusion

The CN zone is intended to allow limited commercial uses that are convenient to, yet not disruptive of, established residential neighborhoods. This proposal, due to its size, outdoor intensity, noise potential, and traffic impact, does not meet that intent.

For these reasons, I respectfully request that the Planning Commission deny this proposal.

Stacy Guy

Choto Fields Resident