

I object to the use of this site for a large commercial building. I feel the site is not large enough to accommodate a business of this size and it will significantly impact the character of the neighborhood and the quality of life of the nearby residents. As a homeowner in the adjacent Lobetti Landing subdivision, we currently enjoy the quiet, country character of the neighborhood which was a significant factor to us when we purchased our home. We see a variety of wildlife adjacent to our property including bluebirds, woodpeckers, green herons, mink, and bats along with many others. We are also aware of surrounding fragmented wetland habitat which will be degraded by further development.

I am also concerned about the impacts of run-off from large paved areas, which will naturally drain in the direction of homes in the adjacent subdivision. Please also take into account the increased traffic on Bakertown rd as well as a change in the character of the traffic from light passenger vehicles to heavy trucks that will take place. Bakertown and Schaad is an extremely dangerous intersection due to the traffic from vehicles trying to drive straight across and the nearby unimproved railroad crossing which is dangerous in its own right. Even with improvements to Bakertown rd and the intersection with Schaad, I feel it is like putting a bandaid on a puncture wound. That intersection is only popular because people are trying to cut through back roads to avoid traffic in other areas, notably at the intersection of Middlebrook pike and Schaad rd. The construction currently underway on an extension of the Lobetti Landing subdivision will only make these problems worse and create air quality problems to boot.

I also worry that commercial development so close to our subdivision will lower the property values of our homes, which are only 3 years old!

I feel that a Walmart Market in this area is not needed. It is only 2 miles to the FoodCity on Schaad and OakRidge hwy. There is also a Walmart Market easily accessible on Western ave, a Walmart Supercenter at Schaad and Clinton Hwy, a Walmart Supercenter at Turkey Creek in the other direction, and a Walmart Supercenter on Walbrook drive. All of these locations are less than a 15 minute drive from the proposed site.

Walmart, itself, also does not bring value to the homes immediately surrounding it. It attracts a certain criminal element which is constantly shoplifting from its stores, has a constant flow of police and emergency vehicles responding to incidents, and is a focus for squatters and the homeless who prefer to camp close to such retail facilities. In 10-20 years, when Walmart decides to vacate this location, or when its business strategy changes and they move away from the Neighborhood Market model, they will leave another vacant building in the middle of our community.

For all these reasons and more, I repeat, I object to this plan for the lot located at Schaad Rd and Bakertown. I feel it does not bring value to our community, in fact, it does the opposite. -
Monique Creekmore