

SEPTEMBER 14, 2017

RE:FILE #17-012V – VARIANCE REQUEST CDDG GEARHART, LLC  
(DOLLAR GENERAL)

GREETINGS HONORABLE MEMBERS OF THE PLANNING COMMISSION,

WE ARE WRITING ON BEHALF OF THE SANDSTONE TENNIS CLUB, INC AND ITS 8 CO-OWNERS WHO OWN THE PROPERTY ADJACENT TO THE NORTH OF THE PROPOSED DEVELOPMENT SITE. WE HAVE SEVERAL CONCERNS WITH THE APPLICATION AND URGE THE PLANNING COMMISSION TO DENY THE VARIANCE APPLICATION.

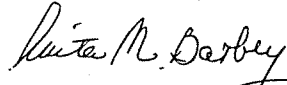
WITH REGARD TO THE REQUEST TO REDUCE THE NUMBER OF PARKING SPACES FROM 46 TO TO 27, THE REQUESTED REDUCTION DOES NOT MEET THE MINIMUM PARKING REQUIREMENT AS DIRECTED BY THE GEARHART ZONING ORDINANCE. THE ORDINANCE DOES NOT APPLY TO SOLELY THE EXISTING OR PROPOSED USE, BUT IS APPLICABLE TO ANY FUTURE, SUCCEEDING USES. IF THIS SITE DOESN'T ADEQUATELY MEET THE PARKING REQUIREMENTS FOR THE PROPOSED USE UNLESS PARKING REQUIREMENTS ARE SUBSTANTIALLY REDUCED, IT CLEARLY ISN'T THE APPROPRIATE SITE TO LOCATE THIS PROPOSED DEVELOPMENT. FURTHER, THIS VARIANCE REQUEST DOESN'T ADDRESS THE PARKING NEEDS BY ORDINANCE FOR FUTURE SUCCEEDING USES. WE ADAMANTLY OPPOSE THE GRANTING OF THE VARIANCE AND REQUEST THAT THE PLANNING COMMISSION ADHERE TO THE MINIMUM PARKING REQUIREMENTS AS REQUIRED BY THE ZONING ORDINANCE.

WITH REGARD TO INTENSIFIED TRAFFIC GENERATION BY THE PROPOSED USE, WE HAVE GRAVE CONCERNS REGARDING INTENSIFIED TRAFFIC SAFETY HAZARDS AT THIS LOCATION IN THE NORTHBOUND TRAFFIC ACCELERATION AREA OF HIGHWAY 101. THIS IS CLEARLY NOT A MATTER OF **IF** FUTURE TRAFFIC SAFETY HAZARDS WILL INTENSIFY, IT IS A MATTER OF **WHEN** MORE TRAGEDIES WILL OCCUR. INGRESS/EGRESS FROM THIS SITE IN ITS CLOSE PROXIMITY TO THE SIGNALIZED PACIFIC WAY INTERSECTION ALREADY PRESENTS A SIGNIFICANT DANGER. FUTURE INCREASE IN ENTRANCE TO AND EXIT FROM THIS SITE CANNOT HELP BUT INCREASE THE PROBABILITY OF TRAGIC TRAFFIC EVENTS. WE REQUEST THAT THE PLANNING COMMISSION TAKE THESE GRAVE CONCERNS INTO ACCOUNT IN THEIR DECISION MAKING REGARDING THIS PROPOSED DEVELOPMENT. AGAIN, WE URGE YOU TO DENY THIS VARIANCE REQUEST.

WITH REGARD TO THE OFF-STREET LOADING REQUIREMENTS AS PLANNED BY THE APPLICANT, THE +/-80-FOOT LOADING BERTH AS PLANNED ALONG THE NORTH PROPERTY LINE WILL REQUIRE TRACTOR-TRAILER RIGS TO BACK OUT THROUGH THE PARKING LOT BEFORE ENTERING HIGHWAY 101. THIS DESIGN CREATES A FURTHER DANGER TO THE PUBLIC. AGAIN, THE CONSTRAINTS OF THIS SITE RELATIVE TO THE PROPOSED USE INDICATE THAT IT IS AN INAPPROPRIATE SITE FOR A PROPOSED DEVELOPMENT OF THIS SIZE AND INTENSITY.

WE URGE YOU TO DENY THE VARIANCE REQUEST.

THANK YOU,



ANITA M. BARBEY, PRESIDENT  
SANDSTONE TENNIS CLUB, INC.



TODD S. LIEBOW, CO-MANAGER  
SANDSTONE TENNIS CLUB, INC.