

October 6, 2026

Dear Members of the Planning Commission and Town Council,

My husband and I own a home in Vineyard Grove, which is accessed by White Fences Drive. We are writing to share our concerns about the request to rezone the parcel at the corner of Irvington Road and White Fences Drive from R-2 residential to B-1 commercial.

We do not object to commercial use of the property or to the proposed expansion of the existing B-1 area along Irvington Road. Our concern is the location of vehicle access to the site. Any approval should ensure that commercial traffic does not use White Fences Drive for entry to or exit from the property.

White Fences Drive serves as the residential approach to Vineyard Grove. Allowing customers, employees, deliveries, and service vehicles to use it would bring regular commercial traffic onto a road intended to serve the neighborhood. Because the parcel also fronts Irvington Road, access from the commercial corridor appears to be the more appropriate solution.

While Vineyard Grove Association does not own White Fences Drive, the original developer placed responsibility for maintaining the road on the Association. The Association currently pays 100% of those costs. Additional commercial traffic would create greater wear and require additional maintenance, leaving Vineyard Grove homeowners to absorb expenses generated in part by a commercial property.

We respectfully ask the Planning Commission and Town Council to require access from Irvington Road, and to make that requirement an enforceable condition of any rezoning approval.

This request would not prevent reasonable development of the parcel. It would simply keep commercial traffic connected to Irvington Road and protect the residential character of White Fences Drive while avoiding an unfair maintenance burden on the Association and its members.

Thank you for considering these concerns as you review the rezoning and access arrangements for this property.

Paul and Jennifer Landers
89 Park Place