

Subject: Public Comment – Rezoning of Irvington Road / White Fences Drive Parcel

Dear Members of the Planning Commission and Town Council,

We are homeowners in Vineyard Grove, the residential community accessed by White Fences Drive, writing regarding the proposed rezoning of the corner parcel at Irvington Road and White Fences Drive from R-2 to B-1.

We want to emphasize that we do not object to the proposed commercial rezoning itself. We understand the reasoning for extending the existing B-1 commercial area along Irvington Road to this parcel.

Our concern is **vehicular access**.

To the best of our knowledge, no vehicular access plan has yet been determined. White Fences Drive is the road we use to access our residential community. We therefore believe it is important to avoid adding commercial customer, employee, service, and delivery traffic to WFD if a reasonable alternative is available.

Because this parcel fronts Irvington Road and is being proposed as an extension of the existing Irvington Road B-1 commercial district, we ask the Planning Commission and Town Council to consider whether commercial vehicular access can be kept off White Fences Drive and instead provided from the Irvington Road commercial corridor, either directly or through an appropriate shared/internal access.

As the rezoning request is considered, we respectfully ask that the access issue not be left unresolved and that an enforceable means of protecting White Fences Drive from commercial ingress and egress be considered as part of the approval process.

We support reasonable development of the parcel. Our request is simply to maintain an appropriate separation between traffic serving the Irvington Road commercial area and White Fences Drive, which provides access to our residential community.

Thank you for your consideration.

Vineyard Grove homeowners:

Lynn Beasley

Jud Burke

Clayton Cheek

Nichole DiBenedetto Cheek

Barbara Cousens

Karin Ferguson

Jurgita Pagano

Robert Pagano

Sarah Ramirez