

Susie Ross

From: Susan M. Shea [sshea@szd.com]
Sent: Tuesday, March 13, 2007 7:49 AM
To: Susie Ross
Cc: Eric Fischer
Subject: Taco Bell/Kentucky Fried Restaurant

Dear Ms. Ross:

I received a postcard in the mail last night from the City of Powell regarding a revised proposal to be heard at tomorrow night's meeting, to build a KFC and Taco Bell Restaurant on the vacant property located at Galloway and Sawmill Parkway. I am unable to attend tomorrow night's meeting, even though I have been actively involved as an interested party in this proposal to date, and wanted to take this opportunity to be sure my concerns are noted by the Planning & Zoning Commission.

I am a resident of the Village of Clermont. I reside at 9429 Clermont Circle, off of Clermont Blvd., midway between Galloway and Big Bear Avenue. (My unit butts one side of the Storage Units). As you know, on Galloway, we already have a Car Wash and City Barbecue. In addition, part of our development backs the storage facility, from which we already endure noises all hours of the day and all hours of the night, as people come and go from their storage unit unloading/loading, and on occasion, "hanging out drinking beer" in the wee hours of the morning. I, as well as the other residents in our development, are vehemently opposed to the KFC/Taco Bell proposal to build on this piece of property. Not only do we feel it is not the type of business the City of Powell needs to have more of, but we are also very concerned from a personal standpoint, as to how these two chains would affect our property values. In addition, I, as well as others, have the following serious concerns:

- 1) The additional cut-through traffic on Clermont Blvd (to get between Big Bear Avenue and Galloway) we would have to endure all hours of the day and into the late evening hours. We already endure a high rate of cut-through traffic from the apartment complex behind us, the Car Wash, City Barbecue, as well as the Sawmill Traffic trying to beat the lights, by cutting through our development. This same cut-through traffic speeds through the Village of Clermont on Clermont Blvd, at almost 30 miles per hour or faster, when the speed in the development that is permissible is 15 mph. Not to mention car headlights beaming into the various units located on Clermont Boulevard. Having these two fast food chains would also inhibit our own access from Galloway into our own development, with the amount of traffic from the additional cars these two chains would encourage.
- 2) These food chains have a tendency to attract all different classes of people, in addition to many teenagers. I can only imagine the amount of trash some of them will throw from their car windows, as they drive through our development, not to mention the noise they could also make. In addition, our Clubhouse, with a small parking lot is right off the Galloway entrance, and we are concerned that that area of our property could become a 'hang-out' in our development.
- 3) The possibility exists for an increase of crime in our development.
- 2) The amount of refuse that could be dumped on our properties from the two fast-food chains, which we, as residents, would have to pick up, especially when the huge refuse cans become full to overflowing....
- 3) The lights that would be on 24/7 that would glare into our development.
- 4) The noise from the two fast food restaurants, people hanging out in the parking lots, drive-thru window speakers being heard by our residents, and the noise of the Trucks coming to pick up the refuse from the two chains.
- 5) The smells that would waft over to our development.

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6) The hours these two franchises would keep, including the drive-thru windows.

I believe that the property would be much better suited to other types of business, whether it be an upscale restaurant, a small 'strip mall', or ideally, an office development. Any one of these businesses would not generate the number of problems mentioned above, would help maintain our property values, and would be more in keeping with the type of living and community that the City of Powell wants to maintain, as well as ourselves, as residents in close proximity.

The Village of Clermont is a great development with residences that care not only about each other, but with maintaining property values. You need only to walk or drive through our development, to see this is true. We want to continue having the quality of life we have become accustomed to, living in this community. I am sure, if you are a homeowner, you can understand how we feel. You may reach me at the contact information listed below. I would be happy to discuss any of the foregoing. Thank you for taking the time to listen and allowing me to be "heard", since I cannot attend tomorrow night's meeting.

Sincerely,
Susan M. Shea

cc: Eric Fisher

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