
Fwd: 511 E. Green Meadows Road Planned Development {PD} Plan and Associated Statement of Intent (Case #3-2022)

3 messages

Jennifer West <jenniferwest@westwinery.com>

Wed, Nov 17, 2021 at 11:45 AM

To: rachel.smith@como.gov

Cc: Brandi Smith <bsmith@cam-columbia.com>, Chris West <chriswest@westwinery.com>

Dear Ms. Smith,

I am writing to formally voice my fervent opposition to the development being planned at [511 East Green Meadows Road](#). As a 20-year resident of The Meadows, and someone whose backyard faces this specific area, we have experienced a drastic increase in excessive noise and traffic since the completion of the roundabout in that area, the development housing Veteran's United, and Macadoodle's itself.

As someone with near-daily walks along that route, I have witnessed an increase in "near-misses" for vehicles and pedestrians alike, myself included. Several times per week, I see vehicles narrowly avoid being hit as they exit or enter the River Region lot, the Macadoodle's lot, and our neighborhood itself. Carter Lane and Green Meadows, particularly the blind curve the proposed lot sits on, are not equipped for that swell in traffic. Increased patrolling of the area is simply not an option due to other constraints on local law enforcement's resources. Our 16-inch, poured concrete walls are no match for the current level of noise. The buffer zone between my backyard and this area is inadequate at best in the summer, and nonexistent in the fall through mid-Spring when the trees are not full. This affects not only our ability to enjoy our property but our home values as well.

What was once a peaceful enclave close to Columbia's sports, downtown and restaurants will turn into an undesirable area if this development of yet another drive-through restaurant is allowed to proceed. This is particularly unnecessary when we already have several such facilities sitting empty within five miles of this spot. This doesn't even touch on the environmental impact of cars sitting in a drive-through day and night, nor does it address what absolutely will bring an increase in crime, as drive-through (thus casual, and certainly nowhere near high-end) restaurants are notorious for attracting groups of people loitering in the parking lot (within walking and visible distance of my patio, where my child and pets play) and the inevitable criminal activity.

I enjoy our wonderfully diverse offering of restaurants in Columbia and have no interest in impeding general progress. However, this type of proposed development is not sympathetic to the surrounding neighborhoods, it will cause substantial detriment to the public good in this area, and it will devalue our homes. I strongly oppose permission for the developer to proceed.

Thank you.

Jennifer

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Rachel Smith <rachel.smith@como.gov>
To: "Zenner, Patrick" <Patrick.Zenner@como.gov>

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Please forward to the Planning Commission.
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Rachel Smith <rachel.smith@como.gov>
To: Jennifer West <jenniferwest@westwinery.com>

Wed, Nov 17, 2021 at 11:55 AM

Good morning,

Your comments will be provided to the Planning Commission for their review.

Sincerely,

Rachel

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