
Petro Mart PD Plan

Elizabeth Bryan <lizzie.bryan@gmail.com>
To: Brad Kelley <brad.kelley@como.gov>
Cc: Paul Salierno <paul.salierno1@gmail.com>

Thu, Feb 10, 2022 at 4:38 PM

To: Clty of Columbia Planning and Zoning Commission

Date: Feb 10, 2022

Hello board members,

My name is Lizzie Bryan. I reside at [1308 Hinkson Avenue, Columbia, MO](#). I am writing in reference to the proposed development of the gas station at College and Paris intersection. After discussing thoughts with Brad Kelly, he advised me to put this writing for your review so here it is.

For the 10 or so years I have owned my house the gas station has been a great source of intrusion for the following reasons:

- **Bright fluorescent lights**
 - *shining at such directness and amplitude all night every night that I must keep my blinds closed at all times to diminish the input into my home at night*
- **Noise**
 - *at levels enough to vibrate my bedroom and wake me at hours as late as 3 am*
 - *Cars park in lot and leave stereo on at high decibels while in store - sometimes lasting over an hour*
 - *Cars gathering and 'parking lot' parties that don't disperse without the police driving through*
 - *I have walked over to the gas station once even in my pajamas at 2am to ask people to please turn the music down and found myself surrounded and called a dumb b*****
 - *I have routinely called the gas station after suffering for 20 or 30 minutes at 1 or 2am to ask them to go outside and ask people to turn their car stereos down*
 - *I have called the police several occasions due to parking lot parties and loud music also after 1am*
 - *These have happened all days of the and not necessarily just weekends.*
 - *The week nights are especially difficult when having to work the next morning.*
- **Traffic**
 - *Frequently exiting off Hinkson near a busy intersection is an issue especially with entry into the gas station at two points just across Hinkson*
 - *This results in honking, revving, traffic clogged, long waits, loud stereos*
 - *The already large amount of traffic produces carbon emissions that keep me from opening windows during warmer months*

I want to emphasize I am not against updating of this gas station but would very much like to see that if done it encompasses the following:

- *Directly faces the businesses on college and no longer faces the homes on Hinkson Ave*

- One access instead of two off Paris and situated in such a way that the entry is not directly in front of Hinkson Ave and allowed to be utilized only by west bound traffic unless an emergency vehicles
- Fluorescent light orientation directed away from all neighboring residences
- Stronger enforcement of sound ordinances after 11pm
- Landscaping to assist in blocking sound, light and gas station view from neighboring residences

I appreciate you hearing my thoughts on this proposal and I do plan to attend the meeting this evening.

Sincerely

Lizzie Bryan

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573-823-4985

~ Lizzie

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Petro-Mart, Case # 75-2022

Cory McCarter <coryleif@gmail.com>
To: Brad Kelley <brad.kelley@como.gov>

Thu, Feb 10, 2022 at 5:29 PM

Hi Brad,

Thanks for the quick reply!
Sorry if this is too late to submit.

For public comment:

I am concerned that increasing the footprint of the Petro-Mart and creating a single driveway on Paris Road adjacent to Hinkson Avenue will adversely affect traffic flow out of Benton-Stephens. The Paris-Hinkson intersection is a key exit for the neighborhood and increased traffic on Paris over the years has already made it harder to turn left onto Paris from Hinkson.

The removal of one single-family home and the eventual removal of a second are a blow to the character of the neighborhood and a blow to affordable housing in Columbia. I flatly reject the idea that a larger gas station is more beneficial to the neighborhood than two homes. I greatly suspect that the extra space will be used for alcohol sales and party snacks. This is a logical move on the developers' part as the Arcade District continues to grow into an entertainment zone. Naturally, more affordable housing in Benton-Stephens will be converted to short-term rentals to take advantage of this proximity, and Airbnb guests will be happy with the offerings of the new Petro-Mart. While this is good for business, this is not good for the residents of the neighborhood.

I share other neighbors' concerns about added light pollution. I remember when the old Texaco station was razed and the new, brighter canopy was built. I fear we will get a brighter one still with the new Petro-Mart canopy.

Thank you for allowing me to submit input.

Cory McCarter
[212 N William St](#)
BSNA

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