

February 8, 2024

1634 Senior Court
Shelbyville, Indiana, 46176

RECEIVED / FILED

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City of Shelbyville Board of Zoning Appeals
44 West Washington Street
Shelbyville, Indiana, 46176

Dear Board Members,

Thanks to the city for sending the notice to my neighborhood of request for a special exception use submitted by Second Circle Investments regarding establishing a Dollar General Store within this residential neighborhood.

I am very strongly opposed to this. My neighbors also are opposed.

I viewed Second Circle Investments of Carmel, Indiana Special Exception Use Finds of Facts that you provided on line. Again, thank you for transparency.

In response to their points (not facts):

#1 General Welfare. In fact, the request will harm the public health, safety and general welfare of those living in the neighborhood. Reasons: Increased traffic in an area not set up for it, causing the potential for accidents. Increased large delivery trucks or potentially semi's using the streets intended for local traffic causing road damage. Increased number of people coming and going who could potentially increase crime in the neighborhood. Increased trash and litter. Increased lighting at night—probably very problematic for those condos whose bedroom windows will be only a few yards away. That said, who wants a Dollar General store essentially in their back yard? No one, so, in fact it decreases our home values. And, Dollar General stores have many police calls.

#2 Define “walking distance.” Those of us in this adjacent socioeconomic demographic neighborhood do not walk to shopping! As I have spoken with my neighbors, I have not encountered anyone who has even ever even shopped at Dollar General! (I did one time last fall, and will not do so again—higher prices for lower quality.) That said, I have to wonder if someone has provided Dollar General with skewed, alternative facts about their potential success locating here. Perhaps locating in this residential neighborhood is not in the interest of Dollar General's general welfare, either.

#3 Character. This is so ridiculous a claim that there is almost no reason to even address it. Those residents who might benefit most would be located more along Amos Road area and

equally close to the Dollar General on Broadway. All I can say in response to this is, utter nonsense.

#4 Same as #3

#5 Neighboring property values will indeed be negatively impacted. Absolutely no doubt about it. Right now, when people ask me where I live and I answer, "Twin Lakes Village," they always respond, "That's nice over there." And I reply, "Yes, it's very quiet and I feel very safe there." That is a much different reply than, "Isn't that over there by a Dollar General?" "Sure is-too bad." I guess I would also like to appeal in this way as well: Would you want a Class 2 retail business in your back yard?

And, one last issue for this letter, but not by any means the last argument that could be made:

By granting this special exemption and allowing a retail business of this nature to locate within a residential area, just yards from family homes, *you will be setting a precedent for the city of Shelbyville in the future.* If this goes through, there will be other developers who will try to do the same. Our town will be looked at as a place where the avarice of developers overrides the stability of home values and neighborhood safety and welfare.

Thank you for considering this response to your letter.

Respectfully submitted,

A handwritten signature in cursive script that reads "Carla Black".

Carla Black