

Jan L Jones
1356 Bontrager Lane
Shelbyville IN 46176
2/11/2024

Adam Rude
Planning and Building Department
Shelbyville Board of Zoning Appeals
44 West Washington Street
Shelbyville IN 46176

Subject: Objection to the Construction of a Dollar General Store at the Intersection of McKay Road and Twin Lakes Boulevard

Dear Mr. Rude and Shelbyville Board of Zoning Appeals,

As a concerned resident of Twin Lakes Estates, I am respectfully writing to express my strong objection to the proposed construction of a Dollar General Store at the intersection of McKay Road and Twin Lakes Boulevard. I firmly believe that this development would have detrimental effects on our community's well-being and the overall quality of life we currently enjoy.

Firstly, one of my primary concerns is the potential harm to property values. The establishment of a Dollar General Store in our neighborhood could significantly impact the desirability and value of our residences. Research shows that proximity to commercial areas, especially those housing discount retailers, can drive down property values. Therefore, I urge you to consider the negative implications this project may have on property owners and the financial investments they have made in their homes.

Moreover, I am deeply concerned about the safety of pedestrians, bikers, and individuals confined to wheelchairs in our community. The increased traffic and congestion resulting from the Dollar General Store's construction could pose significant risks to these individuals, compromising their safety and well-being. The intersection of McKay Road and Twin Lakes Boulevard already experiences heavy traffic, especially early morning when residents are heading to work and buses are picking up school children, and the addition of delivery trucks and other commercial vehicles will only exacerbate the situation, making it even more hazardous for those traveling by foot, bike, or wheelchair.

Additionally, the potential for crime, trash/debris, and drug usage is a pressing concern. Dollar General Stores, due to their nature and business model, have been known to attract criminal activities

and drug-related incidents. Trash and debris accumulation also tend to be more prevalent around such establishments. These issues not only harm the aesthetic appeal of the community but also create an environment that feels unsafe and unwelcoming.

Dollar General stores are often criticized for their standardized, utilitarian design that may clash with the aesthetic character of a residential neighborhood. The construction of such a store adjacent to homes could detract from the visual appeal of the area and diminish residents' enjoyment of their surroundings.

Furthermore, I worry about the outside storage of merchandise. Dollar General Stores typically maintain additional stock outside of their premises, and this can result in an unsightly appearance. It is essential to preserve the aesthetics of our community, as well as ensure that residences adjacent to the proposed store are not subjected to obtrusive and unappealing views.

Another concern is the potential impact on the workforce and clientele attracted by a Dollar General Store. These establishments often employ individuals from lower socio-economic backgrounds, which could introduce a different demographic into our community. While diversity is essential, it is crucial to consider the potential long-term effects of attracting a different socio-economic population to our neighborhood.

Lastly, I want to emphasize the importance of protecting the residents on Bush Lane who will live in close proximity to the proposed store. Their quality of life, tranquility, and overall well-being could be significantly impacted by noise levels, increased traffic, and other issues associated with commercial developments. It is our duty as a community to ensure that the interests and concerns of all residents are taken into consideration when making decisions that affect our neighborhood.

In conclusion, the adverse effects that the construction of a Dollar General Store at the intersection of McKay Road and Twin Lakes Boulevard could have on our community are concerning. I urge the Planning and Building Department and the Shelbyville Board of Zoning Appeals to carefully evaluate the potential ramifications of this project and make choices that prioritize the long-term well-being and interests of the residents of Twin Lakes Estates.

Thank you for your attention to this matter. I trust that you will give my objection due consideration and take appropriate action. I am open to further discussion and collaboration to find alternative solutions that are more suitable for our community.

Yours sincerely,

Jan L Jones