

February 11, 2024

Adam Rude  
Director, Planning and Building Department  
Shelbyville Board of Zoning Appeals  
City Hall  
44 W. Washington Street  
Shelbyville, IN 46176

Subject: Opposition to BZA 2024-1 Second Circle Investments, LLC  
Special Exception Use Application

Dear Board Members:

My name is Lisa Jones. I am a resident of Twin Lakes Estates and I absolutely oppose the approval of a Dollar General constructing and operating a Type I or a Type II business in our neighborhood.

I believe that many of the residents in Twin Lakes were misled as to what the land in question could be used for. I will accept partial responsibility for this in that I did not research myself to find out that a Dollar General could in fact locate there with the current zoning classification of Type I retail. (BN)

Do you realize that the residents here invested over \$300,000 in their homes only to find out that a Dollar General would be placed at the front of our neighborhood which will drive their investment—their property value into the ground.

Although I have read where it is the opinion of Dollar General and our city officials that this addition would not harm but would also help our property value. That is totally insane. If anyone could bring precedent to this argument, I would love to hear it. It will in fact have an adverse effect on our properties.

There will be more traffic, which will be a safety hazard. We currently have multiple individuals who are confined to wheelchairs that “walk” our nice, quiet neighborhood. I am concerned that the added traffic, especially the semi-truck traffic will cause a high-risk danger to these folks. We have lots of children and adults that walk and ride their bikes who will also be in danger. The location of the entrance off of Twin Lakes Boulevard will create a traffic hazard to cars and pedestrians entering and exiting our neighborhood.

If the city of Shelbyville ignores the outcries and concerns of its citizens and chooses to grant Dollar General what they need to move forward, the entrance should be relocated off of McKay Road. (Interestingly enough, trucks are prohibited from traveling on McKay Road. I know that is for the safety and welfare of its citizens)

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Dollar General should also have to abide by Twin Lakes Estates HOA regs in order to comply with the Compatibility and Impact and the Character of the community. That would include requiring a 70% brick building and not just a front/side wrap. Also the hours should be restricted to "neighborhood hours" not to exceed 9 am. (after school buses and commuter traffic has passed) to 7 pm (keeping the noise and light pollution restricted to conform with a neighborhood character) In addition, delivery trucks and semis should be restricted to limited delivery times within the 9 am to 7 pm operating hours.

I am very concerned about the crime, trash/debris, drug usage that will inherently follow with the lower socio-economic workforce and clientele that this type of business typically attracts. Building a Dollar General in our neighborhood is a carte blanche invitation for all of this and WE are totally against it.

I want to pose a question to the City of Shelbyville. Have you thought of providing some kind of incentive to entice Dollar General to locate in a more suitable area? Shelbyville has plenty of vacant buildings/areas that could be restored/refurbished in an area where a Dollar General would be more welcomed.

I appreciate your time and hope that you are positioned to represent the citizens of the city of Shelbyville.

Sincerely,

Lisa Jones