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## DG Market/Dollar General at Twin Lakes

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**Ashley Martin** <ashleymartin913@gmail.com>

Tue, Feb 13, 2024 at 10:40 AM

To: arude@cityofshelbyvillein.com, mayor@cityofshelbyvillein.com

I would like to make an addendum to my email above regarding the opposition of the Dollar General Market based on today's public BOW meeting. It's my understanding that this is a "done deal" and that it is of the opinion that the residents in this neighborhood and area simply do not want a Dollar General. While I do agree that Shelbyville/Shelby County has more than enough DG's, this isn't simply the case. I think resident's don't always have the knowhow and the understanding of the zoning laws/regulations to make strong statements that the BZA, Plan Commission Director, and Mayor put into a plan to consider. You might simply hear that "We don't want another Dollar General" in our neighborhood. If my understanding is correct and that this is coming and it's just a matter of the BZA allowing or denying 640 more square footage to their request, I ask the BZA to please consider the following restrictions and strong rules to place on ANY retail business or establishment that might go in this zoned area and others within neighborhoods in our city:

Hour restrictions: This is a neighborhood with families and children who work, play, and attend school in our city. The light restrictions should be in place in order to adhere to the hours.

No outside sales ie: pallets, racks, or displays with products.

Landscaping requirements to match with the surrounding homes.

Not allowing delivery trucks/store traffic to access the business from the neighborhood entrance.

Hour restrictions specific to deliveries. This will help with noise/traffic issues.

No carts. If this is simply to be a "neighborhood market" the use of baskets should suffice. Carts are stored outdoors, oftentimes in disarray and unsightly.

Adequate fencing for privacy of neighborhood residents.

Require 2 employees on site at all times. This protects their safety and the safety of the neighbors.

The building exterior standards should adhere to the same standards of the Twin Lakes HOA homes.

Consider a buy back/tear down clause to prohibit ANOTHER empty building, especially in a desired neighborhood district.

I would strongly encourage there not to be a retail store in that particular business zoned area. BUT, if that's not even up for discussion at this point, please consider making strong restrictions for any businesses potentially going into a highly desirable neighborhood.

I look forward to attending the BZA meeting tonight for more clarity on this situation.

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