

CD-CPC-2023-00058 UR Plan Amendment
CD-CPC-2023-00049 Rezoning UR to B2-2
CD-CPC-2023-00057 Area Plan Amendment
CD-SUP-2023-00017 Special Use Permit

As a home's association representing 1875 properties, we are opposed to the rezoning of this site to permit a convenience store with parking for 18-wheelers to be constructed. Our homes association is, indeed, the Hickman Mills community has been, working to restore this once vibrant community to its former self. To that end, we will be marketing the historic Three Trails which cross through our community. These follow Bannister Road to Hickman Mills Drive (Marion Parkway) which was originally part of the historic Holmes Park community and where the Donner Party camped. Here the trails cross the green space literally yards from the proposed convenience store as an 8-foot wide hiking/biking trail and continue over 71 highway on a walking bridge. To allow this particular development at this crossroads which is literally our front door, would be detrimental to that goal and an affront to the history of the area.

When asked about jobs at the neighborhood meeting, we were told probably a maximum of 15 employees. Except for management, there would be no benefits. They will provide onsite parking for trucks and trailers. Our community already has a problem with the cabs parking on the streets and in the yards. This truck parking lot has the potential to make this problem worse. Their representative talked like Ruskin Heights does not have a voice in this matter because we are too far away. We beg to differ! We are part of Hickman Mills and what impacts Hickman Mills impacts us as well!

While this has been described by those associated with the development as an industrial area, we disagree. The Hickman Mills Area Plan, updated April 2023, calls for this area to be office/residential with an open space buffer. This would certainly be more fitting for an historic area and also the enjoyment of hiking/biking the trails. While there may be an argument that the area to the north of Bannister Road is industrial, the quarry that is located there is buffered from the road by a large green space making it invisible to those on Bannister or to the south. Also, the purpose of the quarry is as a reclamation project to make space available for offices and retail sales. Also, the other side of 71 Highway is all residential, mostly single-family homes with two multifamily areas.

While the Hickman Mills Community currently is not necessarily on anyone's radar, we *are* a historic community, annexed by this City. Help us maintain and build on the richness of our history.

The Ruskin Heights Homes Association strongly urges a denial of this project.

LaTasha Peeler, President
Ruskin Heights Homes Association

