

Public Comments received for Planning Commission – October 15, 2026

UPDATED 09/18/2026

Agenda #03 SUB-003836-2026 & ZON-UDC-003834-2026 SDC-B1 Subdivision

Subdivision Name: SDC-B1 Subdivision

Applicant / Agent: SDC-B1 (Goodwyn Mills Cawood, Agent)

Council District: District 5

Proposal: Subdivision of 1 lot, 2.82± acres; and Rezoning from Single-Family

Residential Suburban District (R-1) to Buffer Business Suburban District (B-1).

It is our understanding that this item has been postponed until 10/15/26 meeting.

Dear Members of the Planning Commission,

My name is [REDACTED] and my husband and I am the owners of the home at [REDACTED], located directly south of the vacant CVS building and the adjoining open lot. My family has lived in this home since 1984. Over the past several decades, our neighborhood has repeatedly been approached by developers with promises to purchase all or portions of the surrounding properties. Prior to the construction of the CVS, residents were told that the entire neighborhood would be redeveloped and were asked to sign petitions supporting the rezoning. Several homeowners were even placed under contract. Once approval for the CVS was granted, however, the remaining properties were no longer needed, and the promised redevelopment never occurred.

The construction of the CVS had a significant and lasting impact on our property. The removal of trees and neighboring homes eliminated the natural buffer that had provided privacy, noise reduction, and protection from strong north winds for decades. What was once a peaceful backyard sanctuary is now rarely usable. We have lost three gazebos to wind damage since the buffer was removed. Additionally, our family no longer visits because the noise makes it difficult for children and adults to sleep. As a result, our residential property value has sharply declined.

The CVS parking lot also allows traffic to exit onto a residential street—a pattern that will be repeated with the proposed new development. The same negative effects we experienced will inevitably impact the properties adjacent to this project. To date, homeowners have received no compensation for the losses caused by the CVS development.

Since the CVS was built, we have received several commercial development offers. Each time, the process stalled due to the cost and complexity of rezoning. My understanding is that the City's future-use maps already designate our street for some form of commercial use. Given this, and considering that approval of the current project appears likely—whether now or through eventual legal pressure as occurred with the CVS—it seems both reasonable and equitable to rezone the entire neighborhood. Doing so would allow owners who wish to sell for commercial use to do so without repeatedly undergoing the rezoning process. This would help stabilize property values rather than allowing continued decline that forces owners to sell at a loss.

If this project is approved, I respectfully request the following:

1. Compensation equal to 50% of market value for the properties most directly affected (at least the first two homes on the east and west sides of Dogwood).
2. A \$10,000 compensation amount for all other homeowners in the neighborhood.
3. Rezoning of the entire neighborhood to allow commercial development before values decrease further.

This area is well-suited for an apartment complex or other multi-use, tax-generating development. A comprehensive rezoning approach would benefit both current residents and the City.

Thank you for your time and consideration. I appreciate your attention to the long-standing challenges faced by our neighborhood and hope the Commission will take meaningful steps to address them.