

## Leah Michalak

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**From:** Victorian Neighborhoods Association <vnasavannahga2013@gmail.com>  
**Sent:** Monday, September 16, 2019 10:38 AM  
**To:** Melanie Wilson; Leah Michalak; Christy Adams  
**Cc:** Trudy Herod; Helene Washington; Nancy Maia; Brad Baugh; Robin Noll; tanaflagg@gmail.com; Madson Ryan  
**Subject:** VNA statement on 1210 Drayton St. #19-004833-COA

Dear Metropolitan Planning Commission,

The letter is regarding the petition by **Chu's Convenience Mart at 1210 Drayton Street. The board of the Victorian Neighborhoods Association stands opposed to this proposal, and does not wish to see a convenience store / fuel station at this location.**

We believe the following points are adequate to recommend denial of the petition:

- 1) The proposed convenience store is incompatible with a walkable, pedestrian- and bicycle-oriented neighborhood, and would erode the qualities that we believe are integral to the identity, character and quality-of-life in the Victorian District. We also observe that there are already several auto-oriented developments nearby which feature parking lots facing the street, with vehicular traffic coming and going that discourages pedestrian activity and creates unsafe conditions for pedestrians and bicyclists. We would like to encourage future infill development that frames and enhances our historic streetscapes, and we stand opposed to lowest-common denominator, auto-oriented development that serves to weaken and disrupt it.
- 2) The parcel is not presently zoned for a fuel station. We believe that a fuel station would generate high incidences of vehicular turns and stops at the proposed site. The use is incompatible with the volume and speed of vehicular traffic along this particular intersection of busy one-way streets — Drayton and Henry — which already present a dangerous road environment due to high speeds of travel, weaving and distracted driving.
- 3) The East Victorian Neighborhood already has two convenience stores located nearby: El Cheapo at Abercorn and Duffy, also with a fuel station; and the Victorian Market on Abercorn and Waldburg. These uses are located just two and four blocks away, respectively, from the proposed Chu's convenience store at 1210 Drayton.
- 4) We currently struggle with ongoing litter and waste generated from customers at the El Cheapo convenience store. The city and the owners have done little to mitigate this blight apart from occasional damage control, notably the Great American Litter Pick-up day after which is the only time of year that the area is relatively litter-free. Duffy Street on the block between Abercorn and Lincoln is presently strewn with litter, and we do not wish to see the Drayton and Henry streetscapes follow suit.

Thank you for considering these concerns! We hope that they carry enough gravity for the MPC to appreciate the negative consequences of this unwanted development, and will vote to deny the petitioner.

Representatives of the VNA will be on hand at the MPC hearing on Tuesday, September 17th to share these concerns with the Commission.

Very Best Regards,

Ryan

**Ryan S. Madson**

**President, Victorian Neighborhoods Association**

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