

From: [Edward Morrow](#)
To: [Don Cellini](#); [Sally Helm](#)
Subject: 508 East Broughton (Public Comment)
Date: Saturday, May 31, 2025 5:43:18 PM

Thank you.

We will ensure your comment is added to the final agenda.

Best,

Edward

From: Don Cellini <doncellini15@gmail.com>
Sent: Saturday, May 31, 2025 11:35 AM
To: Edward Morrow <morrowe@thempc.org>
Subject:

Edwards Morrow
Metropolitan Planning Commission

Dear Mr. Morrow:

I have just received notification of the MPC meeting on June 3rd concerning the property at **508 East Broughton**. I oppose the special use permit for the following reasons:

The addition of an eatery that offers wine will force more commercial traffic – food delivery trucks, commercial garbage pick-up trucks, etc. onto East Congress Lane. This lane is not a paved roadway but consists of a dirt drive and with gravel-filled potholes. This will generate considerably more noise and dust.

This lane is regularly used by SCAD students accessing the parking lot at Norris Hall on the corner of Broughton and East Broad. It is one direction driving east. Delivery trucks, for example, are often parked for a considerable amount of time as they unload. This presents an impossible congestion for those required to use the lane to access their homes, parking, spaces.

Parking is a constant problem in the historic district. Turning an historical residence into a commercial one that offers wine and food exacerbates the problem. While there was limited parking behind 508 E. Broughton for the former residents, those spaces will quickly be taken up with garbage and grease dumpsters and employee parking.

Turning an historic residence into an eatery serving wine by the glass changes the historic nature of the neighborhood. The historic district is on the verge of becoming something more like Disney Land instead of a vibrant, living neighborhood. Residents are forced to endure more traffic, more noise, and less available parking. Enough is enough.

We are owners and residents of 36 Price Street. On weekends we circle and circle the neighborhood looking for a place to park. We avoid inviting friends to our residence on the weekend because we know the impossibility of parking. Sometimes we avoid leaving our home by car to avoid the parking hassle on return. Do not continue this overcrowding by adding an eatery that serves wine by the glass.

Sincerely,

Donald E. Cellini
James E. Seaman

Don Cellini
www.doncellini.com