

Case 19-032 Comments BOS Hearing 1/29/20

Ebony Preservation Group ♦ KeepEbonyCountry.org

Dollar General's aggressive business model to build stores 10 miles apart across the country is targeting rural America in particular, in part because of no or lax land use management. **Brunswick County has strong land use management tools to make a decision that ensures the best for Brunswick County and individual communities — now and the future.** While this current case is about Ebony, the same scenario will continue to play out all across the County. This is a defining moment on many levels. **While there may be appropriate places for Dollar General, even in Brunswick County, the Ebony community is simply NOT one.** It is NOT A FIT for the existing treasured character of the community and WILL DO HARM. There is NO VOID of convenient, nearby stores: two local stores across the road, two Dollar Generals with a 10-miles drive, plus Family Dollar, Food Lion, Ace Hardware, and DrugCo just 6.5 miles away. **We URGE the Board of Supervisors to DENY this rezoning request.**

INCONSISTENT WITH BRUNSWICK COUNTY LAND MANAGEMENT GOVERNANCE

Zoning Ordinances (Legal Statutes):

- Seems that this should have been approached as an A-1 Conditional Use Permit to preserve the A-1 Agriculture District integrity and existing character — not B-1 spot-zoning. **Seems to be a pattern.**
- Would open the door for easy build up of a Business Corridor subject to the full list of business uses—ultimately destroying the existing character of the community protected by A-1

Comprehensive Plan 2037 (Non-Arbitrary Guide, Foundation, Framework, Alignment):

- Current and future land use maps designate the Ebony vicinity as A-1 Agriculture with no plan for creation of Business Corridor in Ebony
- Trade offs looking at all strategic impacts of a Dollar General **in this location** do not result in a net benefit for Brunswick County
- Definition of *Community Business* that is being suggested as a point of alignment with the requested B-1 rezoning proposal is intended for A-1 Agricultural District (Conditional Use) - **not in ordinances**

Board of Supervisors Vision for 2035 (Approval/Enforcement of the Comprehensive Plan and Zoning):

- The tradeoffs inherent in this rezoning request for Dollar General are at odds with Vision goals

LOCATION POSES UNSAFE TRAFFIC AND TRANSFORMATIVE IMPACT TO EXISTING CHARACTER OF COMMUNITY

Traffic Safety Issues

- Significantly more congestion to an intersection that is already known for traffic flow safety issues
- 500 feet line-of-sight to the south of the proposed entrance to Dollar General is not met at 3.5 feet off the ground as required per VDOT requirements—although VDOT approved conceptual design

Transformative Impact to the Existing Character of the A-1 Agricultural District Community

- Will completely destroy the authentic rural character and historic integrity of the heart of Ebony that has been preserved for more than 100 years and protected by A-1 Agricultural District zoning management
- Actions like this will negatively impact the County's interest and investment in tourism as a strategic path for economic development; loss of historic significance and special destination appeal

CONCERNS ABOUT DOLLAR GENERAL IMPACTS BASED ON RESEARCH FINDINGS AND REALITY

1. Will put our two local businesses at risk and perhaps cause one (if not both) to shut down
2. Suggested benefits of more jobs are offset by lost jobs from local business impacts
3. Tax base may reflect business redirected from other nearby business that are impacted
4. Profits go back to corporate entity in another state and do not stay local
5. Appropriate businesses that could be a fit for the community are more likely to stay away
6. Known increase in crime and littering; nurtures unhealthy communities with limited, poor food choices
7. **The charm and historic integrity of Ebony would be lost FOREVER when the expansive 9100 sq. ft. building and big yellow sign dominate the location redefining Ebony as another Dollar store conquest**