

Date: March 30, 2026
Re: Denial Request – Intermunicipal Liquor License Transfer (Giant Food Stores, LLC)
Location: Shoppes at Concord (Route 202 & Ridge Rd, Chadds Ford, PA)

Dear Members of Concord Township Council:

I respectfully request that Concord Township deny Giant Food Store’s proposed intermunicipal transfer of a restaurant liquor license. Such action would be consistent with the Township’s zoning framework, prior determinations regarding supermarket-based alcohol sales, and its authority to exercise discretion where liquor licenses are already abundant.

I also urge Council to recognize that its decisions in this matter extend beyond its municipal borders. The proposed development directly impacts Chadds Ford residents, affecting traffic patterns, safety conditions, environmental resources, and overall quality of life. Under the Pennsylvania Municipalities Planning Code, municipalities are expected to plan cooperatively where land uses span township lines. This cooperative obligation supports a cautious, deliberate approach to any approvals tied to this project.

Key Considerations:

- **Incomplete Plans & Record**
 - Final land development plans have not been approved, and key operational details—including site layout, traffic circulation, access points, and the configuration of alcohol service—remain unresolved. Without a finalized plan, the Township cannot meaningfully assess the true impacts of the proposed licensed premises.
- **Unresolved Traffic & Safety Issues**
 - The development remains under active PennDOT HOP review, with documented concerns related to queueing, access design, and traffic modeling assumptions. These unresolved issues directly affect site safety and functionality, and approval at this stage would rely on conditions that will materially change.
- **Zoning Concerns**
 - While a supermarket is permitted in the C-2 District, retail alcohol sales of this nature are not clearly permitted as an accessory use. As proposed, alcohol sales function as a distinct, revenue-generating operation oriented toward off-premises consumption, exceeding what is customarily incidental to a grocery store’s use.
- **Existing License Saturation**
 - Concord Township already exceeds statutory liquor license benchmarks and has multiple supermarkets operating under similar licenses. These stores function as de facto alcohol distribution points, significantly increasing availability beyond population-based ratios.
- **Limited Municipal Benefit**
 - The fiscal benefit to the Township is minimal. Revenue is limited to a capped Local Services Tax, with no increase in property tax assessment or direct share of alcohol sales revenue.
- **Consistency with Prior Decisions**
 - In Resolution No. 47-2023, Council denied a similar request, citing a lack of demonstrated public need and limited community benefit. The current proposal presents materially similar characteristics and would further intensify existing conditions previously found not to serve the public interest.

Given the absence of finalized plans, unresolved transportation and safety concerns, zoning inconsistencies, existing license saturation, and a lack of meaningful public benefit, denial of this application is both reasonable and well supported. It represents a lawful exercise of the Township’s authority to protect community welfare and uphold its established land use framework.

Respectfully submitted,