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October 21, 2020

Consolidated Government of
Columbus-Muscogee County
Attention: Members of our City Council

Dear Councilors,

On behalf of the MidTown, Inc. Board of directors, I am writing you to express our opposition to the proposed rezoning of the property located at 1700 10th Avenue from RO (Residential-Office) to GC (General Commercial). We agree with the denial recommendations from the Planning Advisory Commission, as the rezoning and addition of a gas station/convenience store in that location is inconsistent with the City's Comprehensive Plan and Future Land Use.

Apart from a few medical office buildings, most of that block and the adjacent blocks to the east are residential. While Synovus customers came and went throughout the day, the branch operated within regular business hours (9:00 A.M to 5:00 P.M.). We assume the gas station/convenience store hours will be much longer, increasing traffic and noise throughout the night in what is primarily a quiet neighborhood. In addition, the building in question lies just a half a mile from the Liberty Gas Station on Talbotton Road, and a mere two tenths of a mile from the Shell Station on 12th Avenue. There seems to be no need for another gas station/convenience store with two others in such close proximity.

We understand that the addition of a gas station/convenience store will initially benefit the City's revenue tax base. We contend, however, that the increase in tax revenue will be tremendously offset by tenants and homeowners fleeing the area, due to the destabilizing effects gas and convenience stores have to nearby neighborhoods. The resulting blight is something our city -including MidTown- does not need.

Our mission is to sustain and enhance the neighborhoods and businesses in MidTown. We do not believe rezoning that property to allow for yet another gas station and convenience store will do either.

We appreciate you taking our position about this matter into consideration.

Sincerely,

Muffy Schladensky
President

Julio A. Portillo
Executive Director