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Charlene Tim <charlene.tim@edcgov.us>



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To: Charlene Tim <charlene.tim@edcgov.us>

Wed, Dec 2, 2015 at 8:36 AM

Please see email.

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From: **Bev** <edbev2@sbcglobal.net>
Date: Tue, Dec 1, 2015 at 11:50 PM
Subject: Dollar General hearing.docx
To: planning@edcgov.us
Cc: Michael Ranalli <mike@ranalli4supervisor.com>

County of El Dorado Planning Commission

Attn: Roger Trout, Executive Secretary

Written comments to the Planning Commission appealing the approval of DR14-0005 Dollar General Georgetown for December 10, 2015 public hearing. Please accept the attached comments and deliver to the Commission on our behalf.

Sincerely,

Ed and Beverly Vietor, Georgetown

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El Dorado County Planning Commission
2850 Fairlane Ct. Bldg. C
Placerville, CA 95667

December 1, 2015

County of El Dorado Planning Commission
Attn: Roger Trout, Executive Secretary
Public Hearing--Appeal ~ Dollar General, Georgetown
RE: DR14-0005
Hearing Date: December 10, 2015

We are here within submitting written comments appealing the approval by the Development Services Division Director on October 28, 2015 for Staff Level Design Review DR14-0005 Dollar General Georgetown for the Public Hearing scheduled for December 10, 2015.

As longtime (25+ years) residents of Georgetown we have concerns about the building plans as approved for the Dollar General Store on Main Street, Georgetown. We did attend the community meeting held in Georgetown by the Developer on February 23, 2015 and have reviewed the revised approved plans.

Our concerns are the following:

- The building design and materials are not compatible with the historic period of the era. A review of buildings in downtown Georgetown and Buffalo Hill Center reveal small business fronts (16-60 feet with doors and various windows). All buildings have individual personalities indicating the era's building materials: wood, rock, brick or combination. A good example is the upper commercial area of Buffalo Hill shopping center, Front Street where the Jeepers USA have one business housed in what appears from a distance to be several "fronts" of various small shops. Each has a difference finish of building materials simulating various eras with doors and shop windows. These more recently built store faces continue and blend in with the architect and personality of the older center part of Georgetown. It is a seamless feel and look of the greater Georgetown Divide. The buildings in Georgetown's town center have "weathered" siding...paint or material that look "old and weathered". Some were recently painted, but have an old texture looks. The proposed build is a "cheap imitation" to look western. Georgetown is "era-materials"—bricks & lumber- that were affordable / available when building was built, not plaster/composite wood sheeting, certainly not fake western. We are gold mining, not western.
- Dollar General's main entrance is on Harkness St. instead of Main St. All commercial buildings and homes on Main Street have their main entrance doors that face, open onto, Main Street. Doors and windows that welcome people entering from Main Street. Dollar General has NO windows facing Main Street and no old-era period doors. The doors are modern material. Most doors on Main Street are wood & window combination with old handles or knobs/locks; not the approved all glass steel framed on this building.

- Landscaping is a major component of the personality of Georgetown. Our town landscape is a hodge-podge of flowers, trees, berry vines & weeds. Not professionally planned, border bound schematic balanced plants & trees with irrigated system. The plan fails to use the significant asset of the property, its wild berry vines and old fence on the corner of Main Street & Harkness.

Any developer/landscape architect who has walked up and down Main Street would have noticed the corner fence & vines. Any true landscaper would have incorporated this in-place landscape, by saving it and featuring it with the landscape plan. The landscaping need to retain the wild berry as a main theme and also include the posts of the horseshoe pits (history of the land & town, our community). One truly doubts the landscaper for the project has even visited Georgetown, much less walked up and down Main Street and the side streets. This is a glaring error in the landscape phase of the revised plans as approved.

- Since the 1850's each commercial building has its own unique "personality"-usually displayed via windows and signage of the "services and goodies" to be found within. None have glowing night lite signage. The businesses are small proprietorships or associations/organizations. Pride of ownership is part of the history which is still found in each business property. Commercial signage & lighting as proposed will not blend into the night life of town, nor the residential area. The building site is the beginning of the residential neighborhood, not commercial. The 10:00pm closing time will change the neighborhood's quiet zone that has long been respected in our town. The American River Inn is directly across the street from this property. Many tourist have come and stayed at the Inn the last 30+ years, generating revenue for the many small businesses on Main Street that depend on tourist dollars. Dollar General's hours will have a harmful effect on the Inn's customers, as well as the surrounding homes.
- The section of Main Street this store is planned for is beyond the end of the business section. Across the streets are residences; Bed and Breakfast Inn and private home, the next block is all single family private homes, the stamp mill and park then the school. Behind is the Post Office & library. This neighborhood is residential, historical display & park, not high volume commercial.
- Our review found only two buildings on Main Street did not have a porch or an awning which covered the entire walk way in front of the business. The Dollar General plans have no covered Main Street walkway.
- We still do not understand how the wetlands, which are the formation of Empire Creek have passed the environmental tests. Changing lot size details will not change effects of project damage to the wetlands and its inhabitants.
- Nor do we understand how a business with 31 parking spaces have passed the traffic impact study where the street Y's into a one way road. This junction is confusing to novice Georgetown drivers. Has the junction issue been addressed? Traffic congestion on this only commercial road up the mountain, with its logging trucks, towed recreational vehicles/boats and motor homes has huge risk factors for safety of our pedestrian children & senior as wells the vehicle passengers.
- Dollar General's Plans display long distance, absentee corporate ownership. For 165+ years business ownership in Georgetown has been small and locally owned. Owners were/are part of

the fabric of the business community. Does the planning commission take into consideration the damage to current small businesses that service our community needs? What about peace, safety, courtesy, respect and honor of the neighborhood residences? Rumors are flying about with spending dreams of promised corporate sponsorships for our community projects and scholarships. Is that why many project opponents have become silent lately? Could sponsorships/scholarships be modern terms for bribes? What about the welfare of the children's safety, the residences peace of mind, the small businesses dying? Is the taste of tax revenue for the county clouding valid concerns? Some of us can smell a skunk in town wearing perfume.

In summary we are challenging the approval by Development Services Division Director on the Dollar General Georgetown project for the following deficiencies: Dollar General's outside appearance fails on numerous historical and building material compatibility tests. The approved plan fails on safety concerns on school zone crosswalk improvements. It fails on EPA codes for the wetlands. Traffic patterns will negatively impact the main artery thru town and the immediate neighborhood. Although the property is zoned commercial, it's only appropriate for a small businesses, museum, or should be lodging/residential. This project's file is thick, filled with citizens' concerns, providing ample evidence of the community's numerous reasons for protesting the building plan as evidenced by the file.

Thank you for taking the time to read and analyze the many reasons we protest the plans as approved. We respectfully request that you make your decision as if you lived in Georgetown on Main Street.

Sincerely

Ed and Beverly Vietor
PO Box 35
Georgetown, CA 95634