Zoning Comments

Thank you for the opportunity to comment on the impact of the Proposed Zoning Amendment, PUD 25-1, which is up for approval at tonight's Planning Commission meeting. We understand the potential economic and commercial benefits of this development, it is crucial that we thoroughly evaluate and address the following concerns to protect the interests and quality of life for the existing nearby & surrounding residents:

Impact of Proposed Racetrack on Rural Residential Community The inclusion of a racetrack within this development poses significant challenges for those individuals living within close proximity, as well as, the surrounding residences to the south, east, and northern subdivisions.

Noise Pollution: • Racetracks produce sustained high-decibel noise levels. What strategies, such as sound barriers or dense vegetation buffers, will be implemented to reduce the impact on properties within auditable distance. • How will air pollution, including dust and exhaust emissions from racetrack events, be controlled from homes and farms within surrounding area? • Quality of Life and Community Character: • The rural setting is a defining characteristic of this community. How will the racetrack development maintain compatibility with the peaceful, residential, agricultural nature of the area? • What measures will be taken to ensure that racetrack activities do not fundamentally disrupt the lifestyle of residents living near in the nearby housing developments? Property Value Concerns: • Racetracks often negatively affect property values. Has an assessment been conducted to evaluate the specific impact on properties in close proximity, & surrounding? Steps taken to ensure that spectators, event traffic, and construction vehicles do not create dangerous conditions near residential properties? Noise, Light, and Pollution Concerns Sound Concerns: • What permanent noise reduction measures are included? Light Pollution: • How will lighting be designed to prevent spillover onto properties within close proximity of the track? • Will lighting from racetrack events, parking lots, and signage be limited to specific operational hours?•

While the committee, may only be concerned with the residents of the immediate adjacent properties. The above factors effect residents, far exceeding the immediate areas, including residential development to the east and northwest of the proposed track. Barriers similar to the nearby National Lime Quarry, might be suitable.

We urge the Commission and the applicant to carefully consider the impact this racetrack will have on properties including those within such close proximity, and surrounding residences. Thoughtful planning and effective mitigation measures are essential to protect the character of the area and the safety and well-being of the existing residents.

Thank you

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Having personally raced both a 70 Corvette and 69 Z28 Camaro, at the race track, at Murphy Party Barn, Powell, Ohio. I know how much fun it is to participate, but it needs to be at a location, farther from the rapidly developing residential areas. Delaware county is one of the fastest growing in Ohio and the entire nation. I think the race track may benefit a lot fewer residents, than those it may adversely effect. $5000 to $125,000 memberships, precludes the majority of the present residents.