

From: [Robert Appell](#)
To: [Planning Commission](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] 490 Substation Rd 25-63CP & 25-64RZ
Date: Wednesday, February 25, 2026 8:38:11 PM

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Dear Members of the Planning Commission,

I am writing to formally express my opposition to the proposed rezoning of 490 Substation Rd from multi-family residential to industrial use.

This rezoning is inappropriate for the following reasons:

First, the street in question is already in poor condition. The existing asphalt is deteriorated and in need of repair. Industrial use — which typically brings heavy trucks, delivery vehicles, and construction equipment — will accelerate the degradation of the roadway and place an unfair burden on the surrounding neighborhood and taxpayers. Apparently the owner of Substation Rd has continually refused to properly fix the degraded road.

Second, traffic on this street is already at or beyond a reasonable level for a residential area. Adding an industrial use will significantly increase vehicle trips, noise, and safety concerns for residents, pedestrians, and children in the area. Bear in mind there are numerous residential properties on the road with an ongoing expansion of multi-family use.

Third, industrial zoning is fundamentally incompatible with the residential character of this street. Approving this rezone sets a damaging precedent that could invite further incompatible development and erode the quality of life for long-term residents.

Most suburban areas have future land use designations inconsistent with industrial use and this rezoning is incompatible with most comprehensive plans and creates an illegal spot zone. As such should the application be approved I respectfully request a full environmental impact study before any site plan approval. I believe the traffic, noise, road wear is enough to deny this application considering the rest of the are is mostly residential. There are better places for this project.

I respectfully urge the Commission to deny this rezoning request and to uphold the residential integrity of this neighborhood.

Thank you for your time and consideration. Unfortunately due to work commitments I am unable to attend the public hearing but my wife will be in attendance.

Sincerely,
Robert Appell
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Bob Appell