
From: Leslie Kornreich <lkornreich@verizon.net>
Sent: Sunday, October 20, 2024 6:22 PM
To: CouncilMail
Subject: CB-59-2024 support
Attachments: CB-29-2024 TPV Support.pdf

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Dear Council Members,

Please find attached The People's Voice support for CB-59-2024.

Leslie Kornreich
LKornreich@verizon.net

The People's Voice
CB 59-2024 Support

We are in support of CB59, which adds indoor storage as a conditional use in B2. A lot of B2 is near apartments whose tenants are usually in need of storage space for bikes, recreational items and general storage room.

There are a lot of uses in B2, and many are way less nice for neighbors than indoor storage. It seems appropriate to have this type of use allowed there. If other uses would be better for other parcels affected by the Zoning Regulation Amendment, then creating a conditional use versus a matter of right would allay any particular concerns about other areas. This would keep too many storage units from being in one area. It would also allow for analysis of each particular parcel seeking the use in the future.

This is good to help have another needed service for businesses to utilize that may need new types of uses to stay successful, but having conditional helps to make sure it isn't one size fits all across the County, and helps to have any concerns addressed in the future.

Sincerely,

Leslie Kornreich
Vice President

From: Laura Callens <lcallens4@yahoo.com>
Sent: Tuesday, November 19, 2024 1:21 PM
To: CouncilMail
Subject: Activity Ctrs/CB59/Read prior to VOTE PLEASE!

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Hello,

My name is Laura Callens. I am the Secretary of the Normandy Heights Community Association, behind the Normandy Shopping Center. In recent work sessions on this Bill, Council Members expressed concerns that Normandy is going to be a future Activity Center, which will allow residential building in Comprehensive Rezoning down the road. This conditional use would apply to other B2 properties, however, Normandy is different and has a rare zone.

Normandy Shopping Center has B2 zoning but also has a rare overlay zone called TNC, which allows residential building at rather high density, already. Other B2 properties that are going to be Activity Centers don't already have this right to build residential buildings, and so there is concern that allowing indoor storage would cause an opportunity cost of not having those parcels plan for the apartment building down the road.

Normandy Shopping Center has had almost ten years of the legal right, without any hearings, no possibility of opposition, to do an apartment building already. They have chosen to stick with commercial due to what they started was too high a construction cost, and being already surrounded by apartment complexes which affects their market pricing decisions to take on that cost.

Our Association testified at the public hearing to support Normandy Shopping Center, not because we don't want apartments, but because there are more concerning uses in B2. Normandy has already decided not to do the apartments, so that is not due to opposition, not for almost 10 years now. When they first got the TNC zone all those years ago, there was opposition because the center was blighted and commercial updates weren't planned. Since then, the commercial areas have been nicely updated.

Amendments could keep other B2 properties that are not surrounded by apartments from being able to seek this use, and have more time to make decisions about new uses they don't have yet. Normandy Shopping Center is not going to do that, as they area trying to make a retail mix work with indoor storage in the back lot, already surrounded by apartments.

Please allow them to do what they feel is best for the property so they can use their space that has sat for a long time, and help the surrounding apartment complexes and commercial tenants with storage needs. For worse uses are allowed in B2, which is what they have chosen to use.

Thank you,
Laura Callens