



Overlea-Fullerton Business and Professional Association

www.ofbpa.com

March 29, 2016

Department of Planning
105 W. Chesapeake Avenue, Suite 101
Towson, Maryland 21204
Phone: 410-887-3480

To All Members of the Planning Board,

My name is Donna Bethke and I am president of the Overlea Fullerton Business & Professional Association.

I am referencing zoning code: **6-002 BL/DR 5.5 to BL-AS: 7560 Belair Rd** (aka Royal Farms). The OFBPA is in favor of the Royal Farms request for a zoning change at this location for the following reasons:

- I have spoken to the businesses next door and across the street who will be directly impacted and they do not see any problem. In fact, they both feel that this will be a great addition to our corridor, welcome the additional lighting, feel that when a business is well lit and "busy" it will deter any loitering and possible damaged to their own properties. In addition they are looking for a great food option as we don't have a lot of options in this section of our corridor and this is within walking distance.
- We feel that Royal Farms will continue the revitalization efforts that was started when David S. Brown refaced the Beltway Plaza, which in turn had had Obrecht-Reil (property managers at that time) of the Belair Fowler Plaza to reface their property which resulted in a great new look. We feel that although the revitalization efforts in our area have been slow, we think this will be a new influx to help our corridor recover quicker.
- We feel that our options are extremely limited in our area due to no parking and lots that are "land locked" with no options
- We are truly excited that the property has been bought by a Baltimore based developer and will have a tenant that will be a Baltimore based owner. That is huge on our corridor as over 80% of our properties are owned by out of state folks who have no vested interest in our community or the way the properties look. Royal Farms will be vested in our area as they plan to stay for a long time.
- We feel the job opportunity it brings to our area is huge! We haven't had any business in decades that will or has employed 40+ people.
- We feel that a new business brings awareness to our local businesses already here.
- We are known as the gateway from Harford County to downtown Baltimore. We are a commercial corridor and that will never change. For folks who are travelling every day, the convenience of cheaper gas and the convenience of a small market for food is huge! Also being the last exit on 695 before I95 will bring new folks to our area and potential new customers.



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- Our business folks meet with clients all the time and what a great convenience Royal Farms will be to meet- a well-known place, easily accessible from 695 or I95, a place that is well lit with indoor and outdoor seating. We see this as being a great asset for our business folks.

In conclusion, we know Overlea Fullerton is "an old lady" and has been showing her age for several decades. We know progress comes with opposition, but the key factor is to look ahead and embrace the change and accept the fact that if we do not have something viable on our corridor soon to sustain our community and business corridor it does not bode well for the future for the community we love and work hard to maintain. We know larger parcels of commercial property are rare and will not be empty for long. So something is/will be coming to our area, so why not embrace a Baltimore based business, a chain we are familiar with as opposed to something we don't know or possibly want in our area. There has not been one person I've spoken to who is not excited about having food options or cheaper gas along this stretch of our corridor.

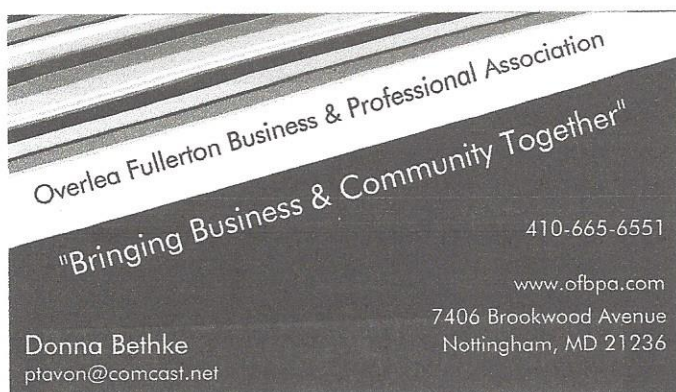
I've included several letters and emails from members I have seen recently. I will forward any additional correspondence to you as soon as I have received it to your office.

Sincerely,

On behalf of the OFBPA Board of Directors,

A handwritten signature in cursive script, appearing to read "Donna Bethke".

Donna Bethke, President
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ptavon@comcast.net
www.ofbpa.com



Robert Insley
24 Greenwood Ave.
Baltimore, MD 21206-1311

OFBPA
Donna Bethke, President
7406 Brookwood Ave.
Baltimore, MD 21236

Donna,

In response to our meeting last week on if it would be a good idea for Royal Farms to build and operate a Royal Farms store and gas station on the Bingo site; I would be in favor of this.

I have been in this area for over 40 years and I believe that a company like Royal Farms would be a very good thing for our community. They have a good reputation and I have seen myself that they keep their business up and clean. I believe they also would be a help in bringing in more business to this area and supplying services that we would like as a community. Plus it will bring opportunities for employment.

My wife and I are in favor of this going forwards. Thanks for taking the time to bring this to us and for allowing feedback.

Thanks again



Robert Insley

Morinda

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Donna Bethke

From: Joe Melvin <epm5833@aol.com>
Sent: Tuesday, March 29, 2016 3:31 PM
To: ptavon@comcast.net
Subject: RoyalFarms Belair Rd.

Donna Bethke

I have no objections to having a Royal Farms Store across the street from us. I think having a facility such as that being lit up and open 24 hours a day would make the neighborhood somewhat safer. We have had a couple of occasions over the last 2 years where vehicles have been broken into. With traffic coming in and out of Royal Farms all night should improve that.

It would also be nice to have somewhere to get gas at a decent price and decent lunch for a reasonable price. I think anything that would get traffic to stop and see what else is in the neighborhood can only help business.

Sincerely

Joe Melvin
Melvin's Tire & Auto Service Inc.
7541 Belair Rd.
Nottingham, Md. 21236
410-661-3900



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March 9, 2016

Zoning Issue -7650 Belair Road
New Royal Farms

I am a business member who lives or does business in this area and I am in favor of this new business.

Darlene R Rumbley



Dar Rumbley

SALES REPRESENTATIVE

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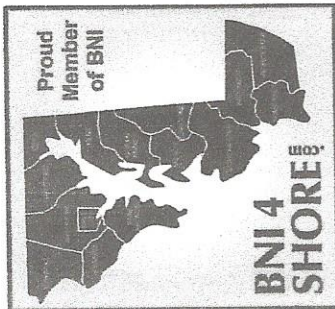
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Zoning Issue -7650 Belair Road
New Royal Farms

I am a business or community member who lives or does business in this area and I am in favor of this new business.



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