

Blackham, Kathleen

From: Tom <twillis99@gmail.com>
Sent: Thursday, September 10, 2026 7:30 AM
To: jcalderon@btlaw.com
Cc: Blackham, Kathleen; PlannerOnCall
Subject: Written comment and requested commitment — 2026-ZON-068, 7440 Woodland Drive
Attachments: Loading Dock Location to House Proximity.jpg; 2354 Wednesday at 7370 Chestnut Hills BLVD.m4a

CAUTION: This email originated from outside of the organization and contains an attachment. Unless you recognize the sender and know the contents are safe, do not open the attachment.

Dear Mr. Calderon:

Thank you, Mr. Calderon, for your invitation to provide additional comments regarding the proposed commitments. I am copying Ms. Blackham and Planner on Call so that this email and its attachments may also be included in the official case record for Petition 2026-ZON-068.

My name is Thomas Willis, and I am a nearby homeowner at 7370 Chestnut Hills Boulevard who received notice of Petition 2026-ZON-068 concerning 7440 Woodland Drive. I intend to attend today's hearing.

I appreciate the petitioner's proposed Statement of Commitments and the meaningful restrictions it contains, including the prohibition on outdoor storage and outdoor operations; truck stops; vehicle storage/auction; fueling stations; billboards; and other listed uses, as well as I-465-side dock screening and final site-plan/building-elevation review.

My remaining concern is that the commitments do not yet address future truck-loading hours, nighttime truck activity, truck queuing or trailer staging, or unnecessary idling. The project is near a residential neighborhood, Chestnut Hills, and the area is particularly quiet during late evening and overnight hours. Because the property may later be sold or leased to a different tenant, I respectfully request that this operational protection also be included as a recorded commitment providing:

Routine truck loading, unloading, truck queuing, and trailer staging shall not occur between 9:00 p.m. and 7:00 a.m., seven days per week. Truck idling on the Subject Property shall be prohibited except as necessary for safety, compliance with applicable law, emergency circumstances, or operation of refrigerated trailers or other equipment that cannot reasonably be shut down.

For context, I have attached a Google Street View image taken from the proposed loading-dock area toward the nearby residential neighborhood and circled the houses. I have also attached an audio recording made from my open window at my home around at 11:54 PM on Wednesday, September 9, 2026, which illustrates the quiet nighttime conditions in the neighborhood.

If the petitioner is willing to include this nighttime truck-operation protection in the final Statement of Commitments, and the commitments are executed by the owner, included in the official approval

record, and recorded against the property if the rezoning is approved, I would support the requested I-2 rezoning.

Thank you for considering this request.

Sincerely,

Thomas Willis

7370 Chestnut Hills BLVD



Google Maps

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taffir
4th St