

Memorandum For Record

To: **Sheetz, Inc**

From: **Apple Mountain Lake POA, Board of Directors**

Subject: **Proposed Sheetz in Linden, VA Concept Plan C**

Date: 20201101

This memorandum will serve as the Apple Mountain Lake POA, Board of Directors official stance of opposition to the proposed site plans for the construction of a Sheetz store located adjacent to the AMLPOA entrance at Macintosh Drive and supersedes any previous memo concerning the subject above.

October 17 marked the date of the AMLPOA 2020 semi-annual meeting of the membership. A quorum was present with 76 lots represented in person and proxy attendance. Upon a call for new business a motion was made from the floor for the Board of Directors to rescind the MFR dated 20200914 which outlined the Boards' decision to remain neutral on the construction of the proposed Sheetz and replace with a memo of opposition. The 76 lots represented at the meeting did not constitute a majority of the total membership of 684 lots in the community but were enough to represent the membership at the meeting and carry the motion.

The membership raised several concerns regarding the presence of a gas station so closely located to our association and the following should not be construed as the extent of those concerns. The one that seems to stand in the forefront is the potential environmental impact of leaking fuel tanks and the use of chemical deicing agents in the winter on the water table that serves many of the homes located in our association. The risk to children's safety having a school bus stop co-located with a convenience store has garnered an equal amount of attention from the community and viewed by many as irresponsible and unacceptable to any proposed plan. The impact of increased traffic around the entrance to our community is viewed as a nuisance that could be avoided if the property remained zoned as agricultural.

The addition of any business as closely located as the proposed is sure to bring a wide array of emotions and opinions from the community. We are committed to being a transparent conduit of information to our membership regarding this project and will continue to address the concerns of our community and informing them of where they can show support or express objection as this proposal makes its way through the Warren County government processes.

We do recognize and are grateful that Sheetz from the beginning has showed their commitment to being a good neighbor by involving our Board into their decision-making process and legitimately listening to our concerns and even taking action by altering site plans to accommodate our community with key issues such as removing the truck stop from consideration and including a visual abatement. Hopefully, this does not deter any future collaboration if the opportunity presents itself.

Jason N Cagle

President, Apple Mountain Lake POA