

**From:** [Rayfield, Thomas](#)  
**To:** [Jeremiah Cromie](#)  
**Cc:** [Tom Rayfield](#)  
**Subject:** Zoning Variance Application VA-23-00003 Sparks Park  
**Date:** Thursday, May 11, 2023 1:42:40 PM

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May 5, 2023

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Jeremiah Cromie  
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Dear Mr. Cromie,

I'm writing to express my strong opposition to the proposed zoning variance that would allow the Love's truck stop along Sparks Road on a parcel currently zoned Rural 5, Forest and Range, General Commercial LAMIRD Type 3.

The proposed development will have a significant negative impact on the local environment and community. The negative impact is grounded in the lack of adjacent infrastructure. Clearly the truck stop will dramatically increase traffic in the area. Local road, water and sewage systems are incapable of handling the heavy strain associated with the planned development. Additionally, the increased traffic will produce air pollution, water, and noise pollution.

The increased traffic also creates safety concerns. Sparks Road is the only avenue in and out for many residents. Tractor / trailer traffic will create significant issues for emergency services, notably fire and police, particularly in the winter when snow accumulation occurs.

Regarding police, Easton does not have its own force. Truck stop related crime is well documented. What measures will be taken by the county to ensure community safety? A quick review the zoning variance application reveals there is with no plan and investment outlined by Love's or the county to eliminate or mitigate the above impacts.

Furthermore, the truck stop will have a detrimental effect on the local economy. The few jobs the proposed development will create are low paying, and the business done by the truck stop will negatively impact the existing businesses that have served the needs of residents and tourists for years.

All of the impacts outlined above have been previously presented by other community members in

letters to your office with much greater substance and detail. These impacts must be considered noting the scope of the planned development. Our concerns are rooted in what is essentially a complete rezone of the parcel without recognition of the developments impact and no investment to mitigate that impact. I strongly urge you to reject the proposed zoning variance and protect the interests of county residents. Thank you for your attention to this matter

Sincerely,

Tom Rayfield

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