

Derek Scheerer

From: y s <yls100@hotmail.com>
Sent: Friday, August 1, 2025 3:30 PM
To: Derek Scheerer
Subject: Case Number PA24-44 New Retail Development Terribles

You don't often get email from yls100@hotmail.com. [Learn why this is important](#)

Good Afternoon,

We have received correspondence indicating that an application has been filed for the development of a Terribles gas station/car wash.

We were under the impression that this was being proposed for a lot on Porter that was further to the west (Bowlin Road).

If the proposal is for the land across from Circle K we vehemently oppose it. There is already one gas station in the intersection. There must be other spaces available that would not affect our beautiful neighborhood. We did NOT oppose Circle K as we felt there was a need for another centrally located gas station. There are also NO homes around the perimeter of the building. It has certainly brought more traffic, noise, and criminal activity to the area which we can deal with. We do not want to even imagine what another gas station would bring. We love our neighbors and our neighborhood. The people one block over will have the gas station sitting in front of their homes. What an awful thing to do. Lots of companies pulling out of deals in CG/Maricopa Highway---let them build in a business corridor and not ruin the neighborhood.

We will certainly be in attendance at the meetings and we will be loudly voicing our opinions through other platforms as well.

Thank you for taking the time to consider the repercussions this development will contribute to.

Sincerely,
John and Yvette Stene

Subject Fw: Case No .ZON25-04 &
DRB25-13

From Yahoo Desk
<doglover95966@yahoo.com>

Date Today at 4:39 PM

Sent from Yahoo Mail for iPhone

Begin forwarded message:

On Thursday, August 7, 2025, 4:11
PM, Yahoo Desk
<doglover95966@yahoo.com>
wrote:

Mr. Scheerer:

I am writing to you in regards to the
proposed Terrible's Fuel Center as I will
be out of town during the meetings in
August and September.

I opposed the proposed development
of Terrible's Fuel Center. Traffic has
become terrible in this area with the
Circle K, school traffic, and events at
the church located near this area. In
addition to the traffic, the traffic noise

is horrible with impatient people racing up and down the street. I am worried about my property values.

When I moved here several years ago, I loved this town. Now it is becoming nothing but apartments that attract the wrong people who tend to hang out at places like the proposed development. Look at Circle K. This city does not need more apartments, fuel centers in neighborhoods, and fast food places. Let's get another decent grocery store, a Target, or Ulta to keep tax dollars here than going to Chandler or Casa Grande.

It would also be nice to have an Animal Control Substation to help all the animals dumped.

I hope this proposed business is denied in this area.

Sincerely
Lisa Vernon

Derek Scheerer

From: meggan murphy <guccipooch27@gmail.com>
Sent: Thursday, August 21, 2025 5:59 PM
To: Derek Scheerer
Subject: Case number PA24-44 new retail development Terrible's C-store

[You don't often get email from guccipooch27@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

To whom it may concern:

We object the current site plan and rezoning of Terrible's C store. It's too close to residential housing with no definitive block wall barrier protecting us, the residents, from trash, traffic, foot traffic, parking in our cul-de-sac. Glenn Wilde streets are private and maintained by our HOA. That being said, who is responsible for cleaning the debris from said gas station? No current gas station in Maricopa, is not effectively barricaded from a residential neighborhood. With that being said, after 17 years of being here, I do not think my front view should be of the back of a gas station, let alone security cameras staring into my front yard. In addition, the unease that is created by the amount of foot traffic passing by. There are young children on this street, and people will speed and park here, thus endangering them. The intersection on Honeycutt and Porter is congested enough. As we already have seen from the circle K, people do not obey turn only in way entrances. In addition, I have video from my front yard, where people hid out by my vehicle, and got drunk after purchasing alcohol from circle k. With this being said, there are far more suitable locations for a new gas station in this area-by the apartments, Walmart, etc.

Thank you for your time,
Meggan and Keith Murphy
41559 w Chimayo Ct
Maricopa, AZ 85138
Sent from my iPhone