

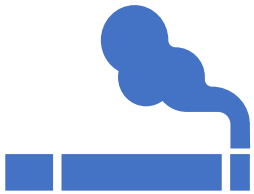
# Royal Farms at Tulagi Place

A Toxic Environment for Local Residents?

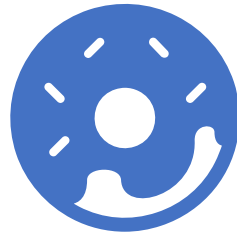
# Zoning Guidance Reminder

- Not only a gas station, but convenience store – which likely the greater source of Royal Farms profits. Recall Wayne Cook
- Must review for “**health, safety and welfare of general public**”
- Health includes food
- Welfare must include income
- QUESTION: Is the Royal Farms business plan predicated on predatory intentions, focused on a low-income population with pervasive health issues?
- QUESTION: Are there issues of environmental justice?

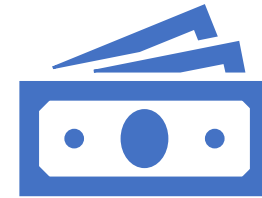
# Three Issues



Tobacco products

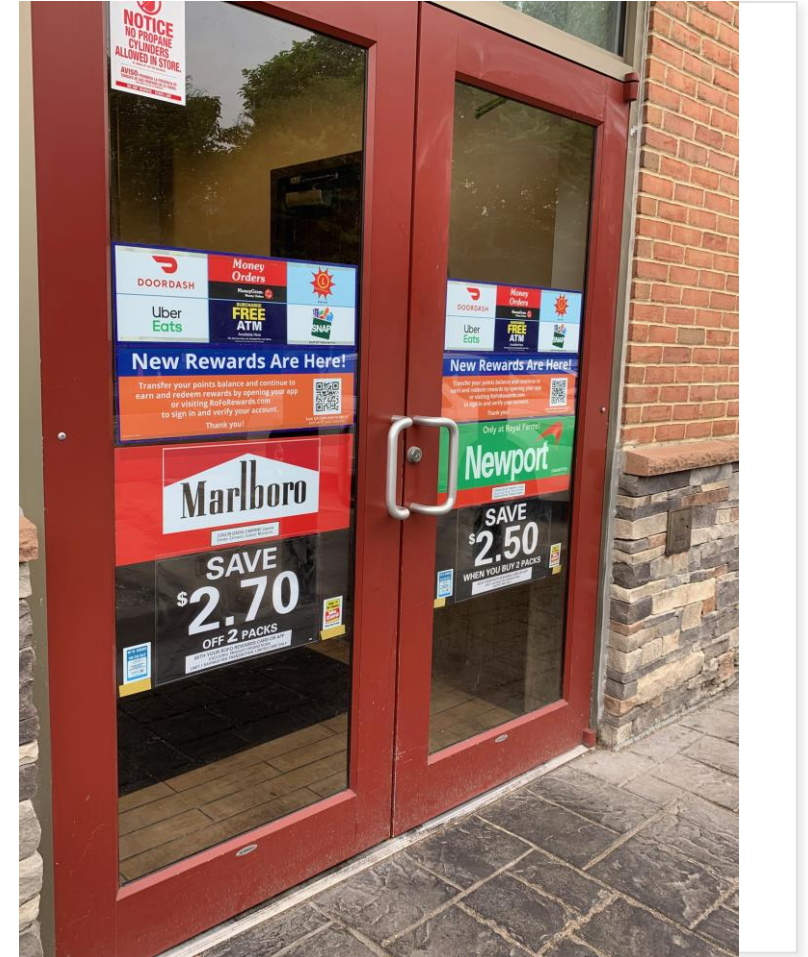


Sugar, sugar, sugar



High prices

# TOBACCO – PROMOTED OUTDOORS





TOBACCO:  
Entering –  
cannot be  
missed



TOBACCO –  
FORGET  
SOMETHING?



**ROYAL FARMS**  
**Coffee**  
Always Brewed Fresh!

### Berry Cobbler

A refreshing farmer's bounty of juicy, mixed berries blended with irresistible complex spice notes and a sweet, buttery cobbler topping.

**Seasonal Blend**

**Berry Cobbler**

**Reese's**

Hot Water



SUGAR ...

# Impacts on Local Residents

But if sugar is killing all of us, it is killing Black people faster. In the food deserts of many redlined Black communities, where supermarkets are scarce, cheap, sugary processed foods fill the shelves of convenience stores and the bellies of Black shoppers. African Americans are overrepresented in the national figures on obesity; diabetes rates among Black men and women are nearly one and a half times those of white men and women.<sup>4</sup> One of the great ironies of sugar's history in the United States is that the brutal work of the enslaved created an industry whose success in producing unhealthy food for mass consumption has taken its greatest toll on Black communities today.

And then the good stuff – right?





The convenience of a convenience store?

AND SNAP ELIGIBLE?!

# BUT prices!?!?

Staple product	Price at Royal Farms	Price at Weiss
Gallon of whole milk	\$4.59/Cloverland	\$3.99/Weiss
Chocolate milk, .5 G.	\$3.99/Cloverland	\$2.57/Weiss
Yogurt/Oikos	\$1.89/\$1.99 each – Oikos and Dannon Light & Fit	\$1.59, 4/\$5
Bananas	2 for \$1.00	
Bread	\$3.49, 20 oz/Blue Ribbon King Round (SNAP eligible)	
Bread	\$1.99, 20 oz/Hauswald's (SNAP eligible)	\$1.09
Pampers	\$15.99, 28 jumbo pack	\$10.49 (sale \$9.99)

# What do you think?

- Yes, a company has a right to make a profit
- Yes, a property owner has a right to build or lease
- But why are there zoning ordinances, with review standards like “health, safety and welfare of the general public” if not applied?
- The “benefit-cost analysis” is clear about who benefits and who pays.
- What is the source of profits – or WHO is the source? And what can we do to protect the health of our youth?

# SOLUTION – at least for next ones

- **Zoning ordinances regarding proximity to:**
  - Schools
  - Churches
  - NOTE: Have such elsewhere. We can do it.
- Not just Royal Farms – see 7-11 across from Great Mills High School, efforts (stopped) near Leonardtown High School, and virtually next to Green Holly.
- **Attend or submit email/letter for the August 25 Board of Appeals Hearing about the Royal Farms Concept Plan.** Everyone can speak – and should: Both about whether they get BoA approval \*and\* what Land Use and Growth Management can require of Royal Farms for Final Approval.