

Additional Materials

Regular Planning Commission Meeting

Assembly Chambers
7:00pm
Meeting Date: September 26, 2017

1. AME2017 0012:

- a. Public Comment from Greg Albrecht, received 9/22/17
- b. Public Comment from the Alford, received 9/22/17
- c. Public Comment from Bruce & Judy Bowler, received 9/19/17
- d. Public Comment from Bill Ballard, received 9/21/17
- e. Public Comment from Mike Clemens, received 9/22/17
- f. Public Comment from Paul DeSloover, received 9/20/17
- g. Public Comment from Mary DeSmet, received 9/21/17
- h. Public Comment from David & Susan Downey, received 9/20/17
- i. Public Comment from John, Nancy & Luke Eiler, received 9/21/17
- j. Public Comment from Michael & Carolyn Fox, received 9/19/17
- k. Public Comment from Lance & Melanie Greer, received 9/21/17
- l. Public Comment from Dany Reyes & Alejandro Soria, received 9/20/17
- m. Public Comment from Horace & Deborah Johnson, received 9/21/17
- n. Public Comment from Paul Kaiser, received 9/22/17
- o. Public Comment from Rick & Linda Smith, received 9/19/17
- p. Public Comment from Stephen Clayton, received 9/20/17
- q. Public Comment from Scott & Donna Johnson, received 9/22/17
- r. Public Comment from Clinton & Michelle Singletary, received 9/22/17
- s. Public Comment from Vaughn Hammond, received 9/26/17
- t. Request to withdraw application, email received 9/25/17

From: Greg
To: [Jill Maclean](#)
Subject: Rezone request ame20170012
Date: Friday, September 22, 2017 7:34:24 AM

Hello Ms. Maclean,

I am writing to offer my comments on the proposed rezoning of the lot at the west end of forest lane. Though I wouldn't be concerned with the development plan expressed at the public meeting, adding another single apartment to the existing residence, I am concerned the rezoning could allow for high density development in the future.

Increased crime and traffic would inevitably come with high density housing, problems that exist even now. Furthermore, our proximity to Jordan creek creates a lot of negative human and bear interactions. Converting this large tract of land from wildlife habitat to an apartment complex would exacerbate this issue.

And finally, though I applaud the the CBJ for maintaining stream setback ordinances for development, the conversion of any forested land to an impermeable surface within the water table of a creek still has negative effects that are difficult to mitigate. Due to the development of the valley, duck creek ceases to flow for weeks and even months at a time. Jordan creek has narrowly escaped this fate, but the same effect is occurring in the watershed and would be exacerbated by the kind of development the rezoning would allow.

Though I am unfamiliar with the planning commissions authority in the matter, possibly an exemption or covenant could be issued to allow for the single apartment, but prohibit the potential for complex development?

Thank you for your time and consideration

Greg Albrecht
8507 forest lane

Sent from my iPhone

From: Jeanne Alford
To: [Jill Maclean](#)
Subject: re:rezone request AME20170012 of Forest lane from D5 to D10
Date: Friday, September 22, 2017 6:26:23 AM

We are Randy and Jeanne Alford on 8681 Dudley St. and we just bought here July because of the friendly family atmosphere this series of streets have, Dudley, Sierra and Forest Lane. They are kid friendly with very little traffic and most people, even the teenagers drive slowly and safely. When we arrived , people showed up from everywhere, to welcome us,, meet the kids and us, help us move in, and generally we felt this was the most welcoming group of neighbors we have ever had the honor of living around. They have a watch program in step to keep an eye out on everyone's place, yet not ever do we feel like people are just being nosey.

My family feels fortunate to have found such a nice place to live.

The rezoning proposal will allow 32 more residences to be built, and that doesn't mean only single family homes, it could and most likely will be huge apartment complexes because the suggested traffic increase could be as much as 500 cars more a day. We find that totally disturbing and unacceptable. This would change the face of our little area tremendously and would possibly end up even being detrimental because it could bring in undesirables who have criminal elements... we all know that's possible.

We do NOT agree to this rezone proposal, please note our decision. Thank you so much for your time. You can contact us here at this email or by phone at 907-359-2092 or mail at Randy and Jeanne Alford, 8681 Dudley St. Juneau AK 99801.

Sincerely
The Alfords

From: Bruce Bowler
To: [Jill Maclean](#)
Subject: Case No.: AME2017 0012 Comments: Proposed 8485 Forest Lane Rezone
Date: Tuesday, September 19, 2017 4:32:34 PM
Attachments: [image001.png](#)

Case No.: AME2017 0012

Applicant: Errol Champion

Location: 8485 Forest Lane

Proposal: A Rezone Request from D5 to D10 at 8485 Forest Lane

There is an application by owner and realtor to change the zoning of the land from D5 to D10.

Neighbors who attended the re-zoning meeting expressed concerns about vehicle, children and foot traffic, impact on Jordan Creek, impact on their home values, and had many questions about new bridges over the creek and the extension of utility services (and public safety services) to the property in question. There was not one neighbor who spoke in favor of the zoning change, and we agree.

Respectfully,

Bruce and Judy Bowler

8668 Dudley Street

From: Marcia/Bill Ballard
To: [Jill Maclean](#)
Cc: bill.ballard@me.com
Subject: Rezone 8485 Forest Lane
Date: Thursday, September 21, 2017 10:18:09 PM

I appreciate the opportunity to comment on the proposed rezone of the property at 8485 Forest Lane from D-5 to D-10. I am opposed to the rezone and request that the Planning and Zoning Commission deny the applicants request. As I understand the proposal, a perspective buyer of the property wants to add an apartment to an existing shop but the apartment can not be added to the property under the current D-5 zoning hence the rezone request. I believe the property owner/perspective buyer can accomplish the desired result of adding an additional apartment by subdividing the lot, which I would support.

It is not a stretch to assume that should the property be rezoned to D-10 the property would be developed as multi-family housing in the foreseeable future if not by the current owner or buyer then by a future developer/buyer. The property is a desirable location being located between Floyd Dryden Middle School and Glacier Valley Elementary School and it is walking distance to Thunder Mountain High School.

Under a D-10 zoning, this size lot could be developed with more than 30 residential units, which could add an additional 180 to 500 vehicles per day through the Dudley Drive Forest Lane neighborhood. Currently traffic volumes and speed through the neighborhood are a concern and its unlikely an additional 500 vehicle per day could be safely accommodated.

The proposed rezone to D-10 could have substantial environmental impact on Jordan Creek from storm water runoff and riparian incursion.

Thank you for the opportunity to comment.
Bill Ballard
8690 Dudley Street

from [Mail](#) for Windows 10

From: Mike Clemens
To: [Jill Maclean](#)
Subject: Staff Report for AME2017 0012
Date: Friday, September 22, 2017 1:22:24 PM

Dear Ms. Maclean,

After having some trouble gaining on-line access, I've briefly had a chance to review your staff report on this matter and offer the following comments prior to your 3 p.m. deadline:

Under Agency Review:

CCFR:

It seems to me that the distance from the nearest fire hydrant to the existing structure remains relevant but is not stated. If there is a problem with fire protection, subsequent buyers should know of CBJ's limited ability to protect the existing dwelling. It's common sense that response time really matters when trying to save life and property after a fire has been reported. This property's location makes it much less likely that a neighbor would see and report a fire due to its location back in the trees.

In speaking to CCFR personnel informally, I confirmed that the ambulance will barely fit with inches to spare, but suggest that darkness or icy conditions would present an access problem. Further, having witnessed that trees blow down when "perfect storms" of high wind and water combine together, access is further questionable.

Your staff report should definitely say that the fire engine will not fit rather than "most likely not fit." The application process appears to have provided enough time to resolve that question without presenting decision-makers with something less than definite. At the relatively recent National Night Out neighborhood gathering at the intersection of Dudley Street and Forest Grove Drive, in broad daylight, a normal sized fire engine barely fit along our congested local streets which sometimes have cars parked on them in spite of signage to the contrary.

JPD:

Four areas concern me and because none of them are discussed for the record at this time, I feel compelled to offer my amateurish comments:

Domestic violence calls typically involve the officers cautiously approaching the house rather than gaining immediate access (at least the time I watched officers "working" an adjacent house) and this location is problematic. If something worse happens, e.g. involving life-threatening emergencies however unlikely it might be, police responsiveness to this location faces serious tactical issues

Breaking and entering: when JPD responded to my 911 call made after someone was trying to break into my house (with me and my wife inside), they approached cautiously. My neighbor was also confronted by the same guy and threatened to use force (his gun) if the "bad guy" tried to gain

entrance. Access was key to JPD responsiveness.

Theft/vandalism: periodic rashes of theft impact our neighborhood area because we're somewhat isolated; the property in question is even more isolated. Houses/property protected from view have worse problems. We try to keep a watch out for strangers, those unknown to the area who might be casing a particular property, and have apparently scared off some potential thieves. Winter's darkness makes hiding easier.

Bears and garbage: Existing CSO staff is not sufficient to keep up with garbage bear and other complaints, e.g. speed enforcement on Dudley. Having had grandkids in an adjacent house, bears were a real threat. Younger kids don't possess sufficient judgement to always stay away.

While public notice efforts were technically legal, my knowledge of this application came from other than official CBJ notice.

Due to time constraints, I'm limiting my comments to the above, but may have more after reviewing the 62 page full application and might present them at the upcoming September 26 meeting. As I think I stated at the meeting in the Valley Library, there's not much time to fully review said document and respond in time to meet your deadline in order to give the Planning Commission time to review staff reports prior to their decision-making meeting.

Regards,
Mike Clemens
8676 Dudley Street

September 20, 2017

CBJ, Community Development Dept.
Planning and Zoning Commission
Commissioners

Dear Sir/Madam:

I own a home on the corner of Forest Lane and Forest Grove where my daughter and granddaughters live and play. The streets in this area are unlighted, only 16ft wide with no shoulders and have deep ditches on both sides. Additionally, parking is allowed on one side which makes there use even more narrow.

This is a high-density population area of mostly zero-lot line homes inhabited by many young families with numerous children. Because there are no sidewalks kids are forced to use the narrow streets for all of their activities and routinely are biking, walking, running, skateboarding, etc. on them.

Consequently, I think it would be a major health and safety issue to allow rezoning of a parcel at 8485 Forest Lane from D5 to D10. While the seller/realtor claim the request is only to allow a third dwelling (apartment) on the property this opens the door for 32 additional housing units and the congestion/traffic that would bring.

I ask and encourage you to deny this rezoning request.

Thank you,

Paul DeSloover
P.O. Box 240551
Douglas, AK 99824

907-586-6709
pdesloover@yahoo.com

From: [Jill Maclean](#)
To: "[Mary DeSmet](#)"
Subject: RE: Proposed Rezone of Forest Lane Property
Date: Thursday, September 21, 2017 9:23:16 AM

Good morning,

We notified abutters within 500 feet of the subject parcel, neighborhood associations, and it was posted in the Juneau Empire. That being said, we appreciate your comments and will forward them to the Planning Commission.

Thank you,
Jill

From: Mary DeSmet [mailto:fullcircle@ak.net]
Sent: Thursday, September 21, 2017 8:55 AM
To: Jill Maclean
Subject: Proposed Rezone of Forest Lane Property

Hello Jill - I am sending this message to you after our phone conversation yesterday. My husband, Greg Burger, and I never received notice for the neighborhood meeting held on Sept. 18th or we would have attended. We live at 8760 Dudley Street which may be more than 500 feet from the rezoning location in question. Is that why we didn't receive notice? The case I am writing about is listed below:

Case No.: AME2017 0012
Applicant: Errol Champion
Location: 8485 Forest Lane
Proposal: A Rezone Request from D5 to D10 at 8485 Forest Lane

I have lived at 8760 Dudley Street for nearly 40 years. An unnamed tributary to either Jordan Creek or Duck Creek is directly adjacent to our house (within 10-12 feet of the foundation) - running through the east side of our property. What I have noticed with the advent of more roads/pavement (Haloff Way) and many more homes (Haloff/Forest Lane/end of Dudley Street), all have diminished earth in an already low-lying area of the valley, thereby creating more standing water, poorer drainage and a higher water level/less flow in this tributary, potentially threatening our home. For years, the land and creek had absorbed rain and runoff adequately from my vantage point (I live and work at home so am here 24/7). Since the clearing of trees directly behind my home in order to build the two REACH homes, in

addition to the Haloff and Forest Lane projects - there has been a consistently higher level of water in the stream/creek next to my home.

This tributary, during heavy rains, comes very close to cresting the bank of the creek. In addition, there is increased debris in the creek which effects flow of water.

In addition, we already have a traffic problem in our neighborhood which has been much noticed this past year by the JPD, neighborhood residents and school officials from Glacier Valley Elementary and Floyd Dryden schools. D-5 is our zoning for many reasons and I strongly encourage the Planning Commission deny the request for rezoning to D-10.

Thank you for this opportunity to give comment.

Regards,
Mary L. DeSmet
8760 Dudley Street
Juneau, AK 99801
789-3933/789-9005

From: Gci
To: [Jill Maclean](#)
Subject: Fwd: Case No.: AME2017 0012 Comments: Proposed 8485 Forest Lane Rezone
Date: Wednesday, September 20, 2017 5:24:48 PM

Subject: Case No.: AME2017 0012 Comments: Proposed 8485 Forest Lane Rezone

Case No.: AME2017 0012

Applicant: Errol Champion

Location: 8485 Forest Lane

Proposal: A Rezone Request from D5 to D10 at 8485 Forest Lane

There is an application by owner and realtor to change the zoning of the land from D5 to D10. Neighbors who attended the re-zoning meeting expressed concerns about vehicle, children and foot traffic, impact on Jordan Creek, impact on their home values, and had many questions about new bridges over the creek and the extension of utility services (and public safety services) to the property in question. There was not one neighbor who spoke in favor of the zoning change, and we agree.

I also am opposed to the time frame you gave us to work with it seems like it was two weeks and there is a hearing scheduled already I hope that the realtors involved in this are not a part of the rush process on this. I'd like to point out the fact that there are many bears that travel through this neighborhood especially back in the woods where they are located that is a natural Gametrail for the bear , and we see them constantly and do not need more people creating garbage for them to become problem bears .

We have two schools in this neighborhood and lots of children , they are always walking and riding bikes on Dudley and Forest Lane there are no sidewalks , streetlights and some fairly deep ditches along both sides of the road the impact from more traffic is unthinkable .

They were many questions about fire standards and the fact that a firetruck cannot get across the existing bridge it will not support the weight . Jordan creek has resident fish species and supports many birds and assorted wildlife which we enjoyed from our backyard . I would also like to point out living so close to thunder mountain the noise factor that Really Echo's off the mountain and We are not in favor of this re-zone to D10. Respectfully

David and Susan Downey

From: J Eiler
To: [Jill Maclean; PC Comments](#)
Subject: 8485 Forest Ln. Rezone Request - Case No.: AME2017 0012
Date: Thursday, September 21, 2017 8:20:12 PM

To the CBJ Planning Commission:

We have lived on Dudley Street for 34 years and have watched our neighborhood grow from 26 residences to about 91 residences (when you add in apartments). The homes on Dudley Street, Forest Lane, Forest Grove, and Sierra Street all utilize Forest Lane and Dudley Street to access the Mendenhall Loop (or Tongass St.) to exit the neighborhood. We are concerned that the proposed change in zoning of 8485 Forest Lane could, in the future, result in increased development and a substantial increase in vehicle and people traffic. It would negatively change the nature of the neighborhood. The area should stay zoned D5.

We agree with the CBJ Community Development Senior Planner, Jill Maclean, in her recommendation.
Please deny the request to rezone 8485 Forest Lane (Case No. AME2017 0012).

Respectfully,
John H. Eiler
Nancy V. Eiler
Luke M. Eiler

From: Carolyn & Mike Fox
To: [Jill Maclean](#)
Subject: Forest Lane Re-zone
Date: Tuesday, September 19, 2017 7:20:44 PM

CBJ

We strongly object to re-zoning the land adjacent to the end of Forest Lane and Dudley and increasing the potential for more housing in the area. Associated increased traffic would make Dudley, Forest Lane, Sierra, and Forest Grove, more unsafe for pedestrians and vehicles. They have no sidewalks, no shoulders, open ditches, and no lighting. People frequently park on these streets narrowing them to one lane which forces pedestrians and vehicles into a single lane. Further, we already have an unsafe condition with children on these streets (often in the dark) because we are located between Floyd Dryden and Glacier Valley schools.

Sincerely,
Michael and Carolyn Fox
3502 Sierra St.

From: Melanie Greer
To: [Jill Maclean](#)
Subject: AME2017 0012 Rezone Request
Date: Thursday, September 21, 2017 4:24:14 PM

ATTN: Jill Maclean, CBJ Senior Planner; CBJ Planning Commission

RE: AME2017 0012 Rezone request from D5 to D10 at 8485 Forest Lane

As residents and homeowners in the neighborhood, we are **against** this rezone request. We are not against development in our community, provided that it is **responsible** development that does not pose a threat to public health and safety. Our concerns include the public safety impacts of increased traffic due to: (1) Limited access to the property; (2) Current condition and size of the access bridge; (3) Lack of sidewalks on Forest Lane and Dudley Street.

Thank you for considering our comments on this case.

Lance & Melanie Greer

8751 Dudley St

Juneau AK 99801

907.321.2684

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Melanie Greer
c. 907.321.268 6

From: dany guzman
To: [Jill Maclean](#)
Subject: No Rezoning
Date: Wednesday, September 20, 2017 4:30:11 PM

Dear Jill,

I'm writing this email in representation of my family, and I would like to take this opportunity to register my opposition to any zoning changes as requested by Mr. Champion in this area.

AGENDA ITEM:

Case No.: AME2017 0012

Applicant: Errol Champion

Location: 8485 Forest Lane

Proposal: A Rezone Request from D5 to D10 at 8485 Forest Lane

Respectfully,

Dany Reyes and Alejandro Soria
8496 Forest Ln.
Juneau, AK 99801
(907) 957-4411

From: D. Johnson
To: [PC Comments](#)
Cc: [Jill Maclean](#)
Subject: Case No: AME20170012 – Comments on Proposed Rezone of 8485 Forest Lane from D5 Single Family Residential to D10 Multi-Family Residential
Date: Thursday, September 21, 2017 9:01:28 AM

September 20, 2017

Planning Commission
City and Borough of Juneau
155 S. Seward Street
Juneau AK 99801

RE: Case No: AME20170012 – Comments on Proposed Rezone of 8485 Forest Lane from D5 Single Family Residential to D10 Multi-Family Residential

Prior to rezoning, approval to rezone property on Forest Lane to D10 multi-family residential must address:

- Road Improvements – The existing road is engineered and maintained for D5 single family. **There are no traffic lights, curbs nor sidewalks at the end of Forest Lane where 8485 is located.** The road is cracked, uneven and pot holes develop every winter. More traffic requires that this road be widened and resurfaced.
- Utility Improvements – This neighborhood is not designed for multi-family units, **there is no fire hydrant that services 8485 Forest Lane.** Extending water and utility services to this property is problematic due to the need to cross Jordan Creek.
- Environmental Impact – The Jordan Creek ecosystem is host to spawning salmon, geese, birds, bears and cranes. **Has a revised Environmental Impact Statement been prepared for this rezoning request?**
- Parking Problems - Parking on Forest Lane as it is currently zoned (D5 single family residential) is a **problem affecting our street maintenance, mail and medical deliveries year-round, and snow removal in the winter.** City snow plows do not plow if there are cars parked at this end of the road, nor will the post office deliver mail. There are no “No Parking” signs at this end of Forest Lane. There are no ways to resolve the parking

problem because Community Development refers neighbors to the police to resolve the problem, and the police say because there are not any “No Parking” signs they cannot help and refer problems to Community Development. Neighbors are pitted against each other with little hope of resolving issues.

- Public Safety and Protection – Emergency vehicles can not access this property, nor can trash removal, moving vans or other large vehicles.

Additional traffic without sidewalks impacts the safety of pedestrians and playing children.

Will the property taxes the City collects after this property is rezoned off-set the cost to accommodate the rezoning?

Thank you for the opportunity to comment.

Sincerely,

Horace and Deborah Johnson
Forest Lane
Juneau, AK 99801

From: Paul Kaiser
To: [Jill Maclean](#)
Subject: Case No.: AME2017 0012 Comments: Proposed 8485 Forest Lane Rezone
Date: Friday, September 22, 2017 10:32:45 AM

Re: Case No.: AME2017 0012. Proposed 8485 Forest Lane Rezone

Attn:
Jill Maclean, Senior Planner
Community Development Department
City & Borough of Juneau

Dear Ms. Maclean and Planning Commission Members,

I wish to register my support for maintaining the zoning plan for our neighborhood as it was carefully crafted years ago by professionals thru a comprehensive public process. The historic zoning, for the most part, has protected the residents from the many problems associated with high density development. I feel that the owners knew well that this neighborhood was already zoned when they purchased 8485 Forest Lane, and that only for very compelling reasons should they be allowed to change it.

We have enjoyed our home on Dudley street for nearly 40 years and have actively supported the "improvements" like the water and sewer Local Improvement District, the sidewalk addition for North Tongass Blvd, and enforcement of the codes and ordinances which protect the safety and integrity of our neighborhood. Please help us retain our "D5" neighborhood and protect the years of work by the city planners and the residents which have kept ours a nice area.

Sincerely,
Paul Kaiser
8695 Dudley Street

From: [Rick Smith](#)
To: [Jill Maclean](#)
Subject: No Rezoning
Date: Tuesday, September 19, 2017 4:45:56 PM

Dear Jill,

I was not able to attend last night's meeting but would like to take this opportunity to register my opposition to any zoning changes as requested by Mr. Champion in this area.

AGENDA ITEM:

Case No.: AME2017 0012
Applicant: Errol Champion
Location: 8485 Forest Lane
Proposal: A Rezone Request from D5 to D10 at 8485 Forest Lane

Respectfully,

Rick & Linda Smith
8689 Dudley St.
Juneau, AK 99801
790-2847

From: Stephen Clayton
To: [Jill Maclean](#)
Cc: stephen@stephenclaytonlaw.com; [Karen Clayton](#); [Lopez Janet and Brian](#)
Subject: Rezoning of 8485 Forest Lane property
Date: Wednesday, September 20, 2017 8:58:44 AM

Dear Ms. Maclean,

My wife, Karen Clayton, and I own a 3 unit property on Rainbow Road/Jennifer Drive in the neighborhood of the proposed rezone of the parcel at 8485 Forest Lane.

1. This rezoning to 10 dwellings per acre has no detrimental impact on our property.
2. This rezoning should have a positive impact on our property by bringing needed new multi-family housing to the neighborhood.

We have no objection to this rezoning proposal, and encourage Juneau to approve it.

Best regards

Stephen Clayton

stephen@stephenclaytonlaw.com
(510) 708-7667

From: sdjohn6063@acsalaska.net
To: [Jill Maclean](#)
Subject: Rezone of 8485 Forest Lane from D% to D10
Date: Friday, September 22, 2017 11:01:10 AM
Importance: High

Hi Jill

My wife and I have lived on Forest Lane since 1983; we have seen a steady increase in traffic on Forest Lane over the years and many speeding cars. We are very concerned about rezoning of 8485 Forest Lane from D5 to D10 and the possibility that future owners could develop up to 32 residences on the land. The potential extreme increase in vehicle traffic from 186 to 517 cars a day would be a huge safety problem for local home owners. Many families with young children live in this neighborhood and walk their kids on both Forest Lane and Dudley Street, especially to nearby Glacier Valley Elementary School and Floyd Dryden Middle School. The safety of kids walking to school during the dark months of winter with more cars on the road is a top priority for us. In addition, a substantial increase in vehicle traffic on these small feeder roads would be a detriment to local home owners because of increase car noise and traffic in the area.

Although our kids are now grown, we have considered putting out yellow signs (caution children playing) to slow cars down and community police officers have put up speed signs. These work for only short periods of time before cars are speeding again. A few years back, I screamed at the top of my lungs at a young neighborhood kid who had ventured onto the road on his bike and a car almost hit him....within a foot.

For the record, my wife and I are opposed to the rezoning effort and hope you take our concerns into consideration!

Thank you,

Scott and Donna Johnson
34 year residents of Forest Lane

From: clinton singletary
To: pc_comments@juneau.orh
Cc: [Jill Maclean](#)
Subject: Comments Re: rezone request for 8485 Forest Lane
Date: Friday, September 22, 2017 8:44:56 AM

Members of the Planning Commission:

I would urge you to **deny** the rezone request for 8485 Forest Lane. As explained in the staff recommendation on this action, approving this rezone would be inconsistent with the approved Land Usages of the Comprehensive plan for the immediate area.

While I understand that this rezone request has been filed to add an additional income producing element to the property, with the goal of making this property more appealing to prospective buyers, that fact alone is not sufficient cause to create an exception to the Land Use Code.

Even though there are supposedly no plans to build a housing development on the property if D10 was approved, future property owners may see potential in doing so.

The current residential nature of the Dudley St / Forest Ln neighborhood should not be jeopardized due to one property owner's decision to build the existing large, unique housing structure without considering how difficult it might be to sell the property at a later date.

Thank you for your time & consideration.

Clinton & Michelle Singletary
8675 Dudley St

From: Vaughn Hammond <vmhammond13@gmail.com>
Sent: Tuesday, September 26, 2017 8:57 AM
To: PC_Comments
Subject: Rezone 8485 Forest Ln D5 to D10

Before reading through what had already been summarized regarding this request, I was opposed to this. Traffic alone is bad enough on Forest Ln as it is without the potential of adding several multi family dwellings. I realize this may not be the intent of the current owner, but needs to be considered.

After reading the summaries, I am even more convinced that this request should be denied. Just the part about the potential increase in traffic scares me with all the kids in the neighborhood. Sure, JPD is aware of the many traffic violations that already occur, but their presence hasn't increased, and it probably wouldn't even if traffic were to increase due to a rezone and building of multi family units.

In short, as a resident on Forest Ln near the culdesac, I oppose this request.

Thank you for all you do!

Vaughn Hammond

Sent from Vaughn's iPhone
I know, shocking!

From: Errol Champion
To: [Jill Maclean](#)
Subject: Re: 8485 Forest Lane Rezone
Date: Monday, September 25, 2017 8:29:24 AM
Attachments: [image002.png](#)

Jill:

Per our conversation, we wish to withdraw our application to rezone 8485 Forest Lane from D5 to D10. This decision has been made after reviewing the CBJ staff report and a recap of the notes from the public meeting with the neighbors held on September 18, 2017.

Errol Champion
Representing the applicants - Dan and Shirley Penrose