From: Charlie Trotter [charlie.trotter.b11g@statefarm.com]
Sent: Monday, December 08, 2008 1:53 PM
To: Bacchus, Brian
Subject: RE: Woodland Hills II P.D. 08-324 CC-Staff Report
Mr.. Bacchus if the 6000 s.f. lots will only be allowed in the Senior development then I would resend
my objection to the change in the development.

From: Brian.Bacchus@memphistn.gov [mailto:Brian.Bacchus@memphistn.gov]
Sent: Monday, December 08, 2008 12:13 PM
To: rharkavy@harkavyshainberg.com; lwilbanks@ethridgeenterprises.com; bobd@dtdstudio.com; brettm@dtdstudio.com
Cc: Charlie Trotter; driffe@comcast.net; kenneth_rutherford@msn.com
Subject: Woodland Hills II P.D. 08-324 CC-Staff Report

Good afternoon,
Attached is Staff Report for Thursday's, Dec. 11, '08
upcoming LUCB meeting for above project review.
Questions, pls cl or e-mail me. Thanks,

Brian S. Bacchus, Principal Planner
Land Use Control
Office of Planning & Development
125 N. Main Street-Suite 468
Memphis, TN 38103
Ph: (901)576-7120
Fax: (901)576-7194
brian.bacchus@memphistn.gov

From: Dr. Motaghian [DrMotaghian@memphischildrensclinic.com]
Sent: Wednesday, December 10, 2008 11:32 AM
To: Bacchus, Brian

From Faranak Motaghian and Fereidoon Parsioon. Owners of land on Houston Levee close to the development.

To: Memphis and Shelby County land use control board.

Re:Woodland Hills II planned development north side of walnut grove,case number P.D.08-324-CC We are writing to inform you that after looking at the above development proposal by the Coastal Fules,Inc and discussing the plan with Mr. Ethridge ,we are not in any type of agreement to a road development inside of our property in relation to this development. Please let us know if we need to be present personally for the board meeting tomorrow.

Best regards,

MotaghianMD & Fereidoon ParsioonMD.
Cell # 901-233-6630.

No virus found in this outgoing message.
Checked by AVG.
Version: 7.5.552 / Virus Database: 270.9.16/1841 - Release Date: 12/10/2008 9:30 AM

From: Ronald Harkavy [rharkavy@HARKAVYSHAINBERG.COM]
Sent: Wednesday, December 10, 2008 1:19 PM
To: Bacchus, Brian; lwilbanks@ethridgeenterprises.com
Subject: RE:
They need not come-the road thru them is not part of our plan anymore

Ronald M. Harkavy
HARKAVY SHAINBERG KAPLAN & DUNSTAN PLC
6060 Poplar Avenue, Suite 140
Memphis, TN 38119
Telephone (901) 761-1263
Direct Dial (901) 866-5329
Fax (901) 866-0196
Email rharkavy@harkavyshainberg.com

From: Brian.Bacchus@memphistn.gov [mailto:Brian.Bacchus@memphistn.gov]
Sent: Wednesday, December 10, 2008 1:09 PM
To: Ronald Harkavy; lwilbanks@ethridgeenterprises.com
Subject: FW:

See below....fyi!

Brian S. Bacchus, Principal Planner
Land Use Control
Office of Planning & Development
125 N. Main Street-Suite 468
Memphis, TN 38103
Ph: (901)576-7120
Fax: (901)576-7194
brian.bacchus@memphistn.gov

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Sent: Wednesday, December 10, 2008 11:32 AM
To: Bacchus, Brian
Subject:

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To: Memphis and Shelby County land use control
board.
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tomorrow.
Best regards,

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Cell # 901-233-6630.

No virus found in this outgoing message.
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Version: 7.5.552 / Virus Database: 270.9.16/1841 - Release Date: 12/10/2008 9:30 AM

TERRY C. COX

ATTORNEY

149 SOUTH ROWLETT, COLLIERVILLE, TENNESSEE 38017

901-853-3500/ 901-853-3525 (FAX) / TERRYCOX@COXELDERLAW.COM

TRANSMITTAL

TO: COASTAL FUELS, INC.

ATTN: JIM D. ETHRIDGE

RE: WOODLAND HILLS II PLANNED DEVELOPMENT

As an elder law attorney and a resident of the area in which your proposed project is to be built, I offer my support. Please contact me if I can be of assistance.

Terry C. Cox

Bacchus, Brian

From: Joseph A. Kennedy [jkennedy16@mac.com]
Sent: Thursday, December 11, 2008 8:46 AM
To: David Sanders
Cc: Joseph A. A. Kennedy; Bacchus, Brian
Subject: Re: Please confirm you received the new proposal from Canale and Ethridge

David,
At the Dahlfoff meeting, which you and I attended, the architect with Grey's Creek Association recommended strongly in opposition to eliminating the north / south road. However, in your letter to OPD, you recommend in favor of eliminating the north / south road. Did you make a mistake in your correspondence to OPD; or, has there been a change in the Association's position, which you can explain to area residents, including me and the Holly Grove homeowners association?
Also, you opposed the development of the Wal-Mart center directly to the north of the property for various stated reasons, including traffic / roadway concerns. The Canale development is more retail square footage; and, the traffic considerations are equal or worse.
However, in your letter to OPD, you recommend in favor of the development. Did you make a mistake in your correspondence to OPD; or, has there been a change in the Association's position, which you can explain to area residents, including me and the Holly Grove homeowners association?
Please advise.
Thanks.
Joe

On Oct 16, 2008, at 9:38 AM, David Sanders wrote:

> Joe,
>
> The position of the Gray's Creek Association regarding, Canale Grove
> PD, remains unchanged from the position presented to the Dahlhoff firm
> during the meeting you attended several months ago.
> Also, you have stated emphatically that the Gray's Creek Association
> does not represent you in these matters. Therefore, I see no benefit
> for either party, at this time, for additional discussion with you
> regarding this development.
>
> Regards,
> David
>
> Joseph Kennedy wrote:
>> David,
>>
>> Please confirm your receipt of the proposed amendments. We would
>> oppose many of the elements, especially the commercial and
>> institutional uses proposed in a residential area by Ethridge, and
>> some institutional and retail uses in the Canale plan, along with the
>> mischaracterization of the area as a "regional" center. Please
>> contact me at your earliest opportunity to discuss your group's
>> intentions in these regards.
>>

>> Thank you.
>>
>> Joe

HARKAVY SHAINBERG KAPLAN & DUNSTAN PLC
ATTORNEYS AT LAW

Ronald M. Harkavy
Raymond M. Shainberg**
Michael D. Kaplan
Allen C. Dunstan
Neil Harkavy
Alan M. Harkavy
S. Joshua Kahane***
Bradley J. Harvey***

Of Counsel:
Laurie A. Cooper*
Steve R. Graber**
Alan L. Kosten

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rharkavy@harkavyshainberg.com

Also Licensed in:
*** Mississippi
** New York
* Massachusetts

www.harkavyshainberg.com

Dec.
~~August~~ 14, 2008

Mr. Brian Bacchus
Memphis and Shelby County
Office of Planning and Development
125 N. Mid America Mall
Memphis, TN 38103

Re: Woodland Hills

Dear Brian:

I cannot begin to tell you how much Jim Ethridge, Lisa Wilbanks, Bob Dalhoff, and I appreciate the great cooperation you have given us to bring about a conclusion at the Land Use Control Board relative to the above styled matter. We would very much like to have this forwarded to the County and City, such that the hearings can be in January on the 12th or 19th at the County and on the 3rd of February at the City. If this is not possible, the earliest possible date is appreciated. I will be out of the City the week of the 25th, returning on February 1st. Please keep me advised.

You and/or Mary may wish to discuss further the language concerning the north/south road. If there are any other matters we need to discuss, please let me know immediately.

Sincerely,

Ronald M. Harkavy

RMH/skb
Cc: Jim Ethridge
Lisa Wilbanks
Bob Dalhoff
Mary Baker

Bacchus, Brian

From: H Richard Holden [rholden@scsk12.org]
Sent: Friday, January 09, 2009 9:12 AM
To: Baker, Mary; Bacchus, Brian
Cc: 'Mary Dixon'
Subject: Re: Woodland Hills II P. D.

To All Concerned:

The proposed Woodland Hills II P. D. will be served by the following schools:

Macon-Hall Elementary Grades K-5, Capacity 700, 2008-2009 Enrollment is 1072. Currently using 16 portables. No space available without additional portables.
Mt. Pisgah Middle School Grades 5-8, Capacity 1175, 2008-2009 Enrollment is 1230. At capacity. Additional student load will likely require portables.
Germantown High Grades 9-10, Capacity 2000, 2008-2009 Enrollment is 1696. Space available.
Cordova High Grades 11-12- No further comment on this Memphis City School.

The split in high school zone is due to recent rezone and end of joint agreement with MCS regarding Cordova High. Over the next two years, all high school students in this particular area will be zoned for Germantown High.

H. Richard Holden
Chief of Operations
Shelby County Schools
2800 Gray's Creek Dr.
Arlington, TN 38002
Phone (901) 321-2523
Fax (901) 321-2270

Shelby County Schools offers educational and employment opportunities without regard to race, color, national origin, religion, sex, or disability.

From: Brian.Bacchus@memphistn.gov [mailto:Brian.Bacchus@memphistn.gov]
Sent: Wednesday, December 17, 2008 10:21 AM
To: mdixon@scsk12.org
Cc: Mary.Baker@memphistn.gov
Subject: Woodland Hills II, Amended P.D.08-324cc

Good Morning again,
Attached are application materials and Staff Report for above project review. Questions, pls cl or e-mail me.
Thanking you in advance for your consideration to this matter.....Sincerely,

Brian S. Bacchus, Principal Planner
Land Use Control
Office of Planning & Development
125 N. Main Street-Suite 468
Memphis, TN 38103
Ph: (901)576-7120
Fax: (901)576-7194
brian.bacchus@memphistn.gov

From: Baker, Mary
Sent: Wednesday, December 17, 2008 9:18 AM
To: Bacchus, Brian
Subject:

On Woodland Hills II please do the following things:

1. Get comments from Shelby County Schools if we do not have them.
2. Create an aerial photograph showing block lengths in the area with and without the street connection through the existing street.
3. Contact Regional Planning and request comments similar to the ones we received from them on Canale Grove and Woodland Hills II
4. Ask them if they want to join us in meeting with the developer and engineering to discuss preserving an interconnected street system.

Let me know when you have the information so we can discuss it. MaryB

Mary L. Baker
Deputy Director
Office of Planning and Development
mary.baker@memphistn.gov
576-6619