#16

From: Robi Simpson [robisimpson@bellsouth.net]
Sent: Friday, November 21, 2008 11:41 PM
To: Bacchus, Brian
Subject: RE: Forest Creek, 3rd Amend P.D. 08-331cc
Mr. Bacchus:

Unfortunately my family was in New York City when the meeting was held regarding this development.

The main concern of my family and most of the neighbors I have talked to is this development using Mayfield
as one of their entrances. If you happen to drive through this neighborhood during the spring, summer or fall
you will see literally dozens of children on their bikes, playing ball, etc. We have a very large number of children
In Collierville Station. We have over 20 children on North Fairmont alone! All of the residents here have to be
very careful driving because of all the kids. The large Increase in traffic this is going to put right through
our neighborhood is very disturbing to all of us.

Most of us realize we cannot prevent them from building apartments behind us, even though we are all aware
of how this will hurt our property values. But isn't there any other possible entrances this large development
could use without endangering our children? We just know this is going to be an accident waiting to happen.

If they do use Mayfield as an entrance, do they plan to put a big sign for the apartments on Mayfield? That will surely
sink our property values even further.

Thank you for your consideration

Janet and Robi Simpson
9268 N. Fairmont Circle
Collierville, TN 38017
robisimpson@bellsouth.net

From: Brian.Bacchus@memphistn.gov [mailto:Brian.Bacchus@memphistn.gov]
Sent: Friday, November 21, 2008 5:14 PM
To: ldavis@fisherarnold.com
Cc: mbirkhol@comcast.net; mlking1@fedex.com; robisimpson@bellsouth.net; jbstaffivd@msn.com; nicksfast@aol.com; jwhite59@bellsouth.com; rufusj.washington@earthlink.net; gmgipsy@aol.com
Subject: Forest Creek, 3rd Amend P.D. 08-331cc

Ms. Davis et. al.
Attached for your use and review is above application
scheduled for Thursday, December 11, 2008 Land Use
Control Board meeting. Questions, pls cl or e-mail me.
Thanks,

From: Genereaux, Mark [mgenereaux@ops-1.com]
Sent: Thursday, December 04, 2008 9:55 AM
To: Bacchus, Brian
Subject: Case No. P.D. 08-331 CC

Mr. Bacchus,

Concerning the plans for the mixed use development on the East side of Forest Hill Irene Road, please forward to me more information regarding this development.

At the moment, I am in opposition to this development because of the increased volume of traffic it would bring along with other issues regarding multi-family residential apartments.

Respectfully,

Mark J. Genereaux
Vice President, Strategic Channels
901-604-1003 mobile
203-712-1630 office
mgenereaux@ops-1.com

Oil Purification Systems, Inc., OPS
4 Research Blvd, Suite 403
Shelton, CT 06484
www.ops-1.com

From: MIDDLEBROOK FAMILY [MIDDLEBROOK21@BELLSOUTH.NET]
Sent: Thursday, December 04, 2008 7:23 PM
To: Bacchus, Brian
Subject: Barkley Square resident
I am in opposition to the plan developement(case # P.D. 08-331 CC).

HOME OWNER
GARVIN & JANICE MIDDLEBROOK
9404 BARKLEY DALE CV
COLLIERVILLE TN 38017

Bacchus, Brian

From: neti gayathri [gneti@yahoo.com]
Sent: Saturday, December 06, 2008 10:51 AM
To: Bacchus, Brian
Subject: P.D. 08-331 CC - Forest creek Planned Development 3rd Amendment

Hi,

I live in Collierville Station sub-division and I am opposed to the proposed development in my neighborhood. i do not want any apartment or business area to come in my area. As soon as these construction springs up, there is a very good possibility of crime growing up in our area and it will turn out to be another memphis. I do not want that. I bought my house in Collierville Reserve because of safety issues in Memphis area....

If you go ahead with the construction I will have to move out of my home.....

Hope the executives are hearing this message.

- Thank you,
Gayathri Neti

Bacchus, Brian

From: Rufus J. Washington [rufusjwashington@bellsouth.net]
Sent: Saturday, December 06, 2008 11:02 AM
To: Bacchus, Brian; jwhite59@bellsouth.net
Cc: ISMOKE50@aol.com; 'Rufus J. Washington'
Subject: RE: Forest Creek, 3rd Amend P.D. 08-331cc

The Southeast Shelby County Coalition supports this application
Rufus J. Washington
President

From: Brian.Bacchus@memphistn.gov [mailto:Brian.Bacchus@memphistn.gov]
Sent: Friday, November 21, 2008 5:21 PM
To: jwhite59@bellsouth.net; rufusjwashington@bellsouth.net
Subject: FW: Forest Creek, 3rd Amend P.D. 08-331cc

Sorry,
Wrong URL.....see info below.

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: Bacchus, Brian
Sent: Friday, November 21, 2008 5:14 PM
To: 'Linda Davis'
Cc: 'mbirkhol@comcast.net'; 'mlking1@fedex.com'; 'Robi Simpson'; 'jbstaffivd@msn.com'; 'nicksfast@aol.com'; 'jwhite59@bellsouth.com'; 'Rufus J. Washington'; 'gmgipsy@aol.com'
Subject: Forest Creek, 3rd Amend P.D. 08-331cc

Ms. Davis et. al.
Attached for your use and review is above application scheduled for Thursday, December 11, 2008 Land Use Control Board meeting. Questions, pls cl or e-mail me.
Thanks,

Brian S. Bacchus, *Principal Planner*
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brian.bacchus@memphistn.gov

H. Montgomery and Laura C. Martin

8891 Forest Meadow Dr.

Memphis, TN 38125

December 10, 2008

Ms. Mary Baker
Office of Planning and Development
125 N. Main
Memphis, TN 38103

RE: Forest Creek PD

Dear Mary,

We are writing this letter in support of the new Multi Family residential project at the northeast corner of Forest Hill Irene and Shelby Drive in southeast Memphis. I believe that it is currently a PD named Forest Creek. This project will only enhance the neighborhood due to its low density and the undisturbed natural terrain surrounding the buildings. I have spoken with the project developer and he has assured me that they will provide the described building and landscape designs as promoted. Thank you for the time and attention that you and the other members of The Office of Planning and Development have put into the project and it is our hope that you will support it to The Land Use Control Board.

Sincerely

H. Montgomery and Laura C. Martin

From: Helen Nelson [hlnelson@bellsouth.net]
Sent: Wednesday, December 10, 2008 8:21 AM
To: Bacchus, Brian
Cc: Lamont Nelson; Helen Nelson
Subject: Forest Creek Planned Development - OBJECTIONS

Brian –

This e-mail is in regards to the proposed mixed use apartment/senior living apartment. I respectfully **OPPOSE** this development on a multitude of issues:

First, once I move to Memphis, my family and I were looking for a diverse community to raise our family. The Collierville Station subdivision provided that as I have every aspect of America reflected in my neighborhood from Jews, Muslims, Hindus and Christians that cover all races. Our families and children get along with each other and more importantly our kids are growing up together and learning about diversity and respect. Part of that child development is our kids riding their bikes down Mayfield Street, playing basketball, hopscotch and other sports in the streets. All the neighbors know to proceed with caution on those Sunny Southern days.

Second, security is a big area of concern. Every place I lived before in Memphis, Orlando, Las Vegas and Marina Del Ray, CA, aspects of crime arrives once apartments are built near homes. You can show me all the data that you like but I prefer the reality of experience. Recently, we had our first break-in after 6 years in this subdivision. The irony of that is the first apartments were built less than 6 months ago across Bill Morris Parkway. Some people will call it coincidence but I call it reality. For 6 years, I've been able to sleep with my doors unlocked, windows and garage door opens. Now, I've spent $500 for a home security system and don't feel totally safe after my neighbor was violated. I can't count how many times I accidentally left my garage door open and neighbors would stop by and remind me to close my door. That is the neighborhood we live in.

Third, property value. I didn't spend $200,000 to buy a home and have apartments and young kids moving in to be my neighbors. Ultimately, that is going to result in the property value going down and me losing money. Thru this entire economic mess, our home value has continued to rise and that is something our community is proud about. We keep our property clean and make sure our neighbors do the same.

Fourth, I love what my neighborhood stands for and I love my neighbors. On Saturdays, the men sometime get to sneak away, have a beer and catch some sports. We go jogging together, ride bikes and enjoy the comfort of familiarity. These familiarities and things will dramatically change and more that likely for the worse. If you like the book Who Moved My Cheese, you might say change is good but this is one change that I don't want to experience.

Finally, all the above issues concern me greatly. More than likely, you can care less about our objections but if you decide to proceed, I'll more than likely put my home up for sale b/c I can't afford to lose the luxuries that this neighborhood has provided me and my family. I don't want to worry about crime. I don't want to worry about my property value going down. I don't want to worry about new kids walking thru the neighborhood whom parents I don't know. I don't want to worry about new cars speeding thru the neighborhood while my kids play. I don't want to worry about these college kids moving in partying and drinking thru the neighborhoods. I can go on and on about things that I'll have to worry about now that I haven't for the past 6 years. Life is too short to be worrying all the time and if my past living experiences serve as an example, I don't have to worry b/c approval of this development will make these worries become facts.

In closing, I would ask all the commissioners to answer the below questions:

1. What does your current neighborhood look like?
2. Do you have an apartment community in your backyard? If no, why? If not, would you approve of a mixed-use apartments being built during the same time as a college right down the street?
3. When you turn into your own neighborhood, would you feel comfortable with that being the entrance to new mixed use apartments while your kids and others play on that street?

If you answer no, why would we? That is why your answer should be no to this development and definitely no for Mayfield St. being used as an entrance point. If you answer yes, we'll I don't want to think about that scenario.

Thanks

Bacchus, Brian

From: Beirne Konarski [beirne@gmail.com]
Sent: Wednesday, December 10, 2008 7:10 PM
To: Bacchus, Brian
Subject: Forest Creek development

I live in the Collierville Station development just south of the Forest Creek Planned Development. I have several problems with building apartments there. II would be at the public hearing but I had this week planned to come up to Akron, Ohio, my former home, to pick up my girlfriend and move her down to my house in the Collierville Reserve.

My issues are:

- The land was zoned for offices when I bought the house in 2006. I wasn't expecting apartments to go in there.
- I am worried that if the apartments don't rent then they will start taking Section 8 residents. The spread of Section 8 residents throughout the Memphis area has increased the crime rate while bigger and formerly more dangerous cities had their crime rates decrease.
- I'm concerned about crime because I've already had my house broken into a couple of months ago. It was an experience I never want to relive.
- One especially bad part of the plan is that Mayfield will be an access road for the apartments. This will add a lot of traffic to the housing developments there. I understand that this was to provide access to the Pentecostal Church property. If the apartments have to be built the Mayfield connection should only go to the church property, not the apartments.
- While the apartments will bring in taxes for the county, they will hurt the value of the existing houses in the neighborhood.

For these reasons, please don't let the apartments go in.

Thank you,

Beirne Konarski
9316 Fairmont Circle
Collierville, TN 38017

From: Morris, Paul [Paul.Morris@shelbycountytn.gov]
Sent: Wednesday, December 17, 2008 1:33 PM
To: Bacchus, Brian
Cc: Srivastava, Pragati
Subject: RE: Forest Creek, 5th Amend P.D. 08-331cc
Brian,

Both Forest Hill- Irene Road and Shelby Drive are major thoroughfares on the 2030 Long Range Transportation Plan. The MPO staff recommends dedication and improvement as deemed appropriate by the County Engineer.

Paul Morris
Transportation Planner
Memphis MPO
1075 Mullins Station Road
Memphis TN 38134
901-379-7849 (office)
901-379-7865 (fax)
paul.morris@shelbycountytn.gov

From: Brian.Bacchus@memphistn.gov [mailto:Brian.Bacchus@memphistn.gov]
Sent: Wednesday, December 17, 2008 10:00 AM
To: Brian.Bacchus@memphistn.gov; Morris, Paul
Cc: Srivastava, Pragati; Mary.Baker@memphistn.gov
Subject: RE: Forest Creek, 5th Amend P.D. 08-331cc

Oops, forgot attachments!

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: Bacchus, Brian
Sent: Wednesday, December 17, 2008 9:57 AM
To: 'Morris, Paul'
Cc: 'pragati.srivastava@shelbycountytn.gov'; Baker, Mary
Subject: Forest Creek, 5th Amend P.D. 08-331cc

First of all....Good Morning to you,
I have been instructed to receive comments for above development similar to comments received for Woodland Hills II, Amended and Canale Grove project reviews in Grays Creek. Attached are application materials and a Staff Report for above project review. Mary is tentatively scheduling a meeting with the applicants tomorrow, Thursday, Dec. 18 sometime before noon. We would like for you or a representative to attend this meeting. I will inform you asap re: time.
As always, thanks for your help!

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 Forest Creek 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