LAND USE OWNERSHIP DISCLOSURE

Please identify every pârson who has an ownership interest of 10% or more in the subject application whether they be the current owners, the contract buyers, or the lenders. If current ow'0Xnercontract buyer are public corporations, please note the fact and list no other owners. Only lenders which are not institutions (banks, saving and loans or credit unions) need be listed.

	NAMES	ADDRESSES
CURRENT OWNERS	Coastal Fuels, Inc.	P. O. Box 250 Cordova, TN 38088
CONTRACT OWNERS/BUYERS		
NON-INSTITUTIONAL LENDERS INCLUDING SELLER(S) IF THE PENDING SALE IS OWNER FINANCED		

GRATUITY DISCLOSURE FORM

Shelby County Ethics Commission

INSTRUCTIONS: This form is for all persons receiving any Shelby County Government contract, land use approval or financial grant money to report any gratuity that has been given, directly or indirectly, to any elected official, employee or appointee (including their spouses and immediate family members) who is involved in the decision regarding the contract, land use approval, or financial grant of money.

1. **NAME**

   Coastal Fuels, Inc.

2. **DATE OF GRATUITY**

   N/A

3. **NATURE AND PURPOSE OF THE GRATUITY**

   N/A

4. **NAME OF THE OFFICIAL, EMPLOYEE, APPOINTEE, OR FAMILY MEMBER WHO RECEIVED THE GRATUITY**

   N/A

5. **NAME OF THE PERSON OR ENTITY THAT PROVIDED THE GRATUITY**

   N/A

6. **ADDRESS OF THE PERSON OR ENTITY THAT PROVIDED THE GRATUITY**

   N/A

7. **DESCRIPTION OF THE GRATUITY**

N/A

8. **COST OF THE GRATUITY (If cost is unknown and not reasonably discernible by the person giving the gratuity, then the person giving the gratuity shall report a good faith estimate of the cost of the gratuity.)**

N/A

9. **The information contained in this Gratuity Disclosure Form, and any supporting documentation or materials referenced herein or submitted herewith, is true and correct to the best of my knowledge, information and belief and affirm that I have not given, directly or indirectly, any gratuity to any elected official, employee or appointee (including spouse and immediate family members) that has not been disclosed and I affirm that I have not violated the provisions of the Shelby County Government Code of Ethics.**

Lisa Wilbanks
Signature

10/2/08
Date

Lisa Wilbanks
Print Name

A copy of your completed form will be placed on the Shelby County Internet website.

November 3, 2008

Mary Baker, Deputy Director
Shelby County Office of Planning and Development
125 North Main Street
Memphis, TN 38103

RE: WOODLAND HILLS II PD; CANALE GROVE PD

Dear Ms. Baker:

The Gray's Creek Association recently met with representatives of both referenced Planned Developments and recommend approval with the following provisions:

Woodland Hills PD

1. Trinity Road dedication east to Houston Levee.
2. No direct roadway connectivity from Trinity Road south to Walnut Grove.
3. Any public roadway shall connect to Canale Grove PD street stub south of lake.
4. N/S street in Area 5 designed for traffic calming element.
5. The Woodland Hills PD may be developed as a private gated development.

Canale Grove PD

1. Multi-Family or retirement community area may be gated.
2. Connection of the Woodland Hills PD multi-family area and the Canale Grove multi-family area may be developed as a single overall complex as multi-family or retirement-type senior living, if the parties agree.
3. Provide for future driveway connectivity from NE retail to property adjacent to the north, if the parties agree.
4. If possible, relocate MLGW facilities from Walnut Grove.

Thank you,

David Sanders
Gray's Creek Association

Comment [c1]: Requirement for a direct/public

Comment [c2]: ie, the design should minimize long straight streets.

Comment [c3]: Not sure if this would be item 6, but the parcel at the southern end which is not residential in use would have public connection to Walnut Grove and ALSO connect to Canale Grove PD.

Comment [c4]: This is the north/west portion of the site. This area is to also provide connection to Woodland Hills PD if uses are compatible. If uses are not compatible then a connection to and from Woodland Hills PD shall be provided just south of this portion.

Comment [c5]: This connection should be both to the south parcels of Canale Grove and also provide for possible future connection to the north which is not part of this application.

Comment [c6]: The MLGW parcels are currently only reserve areas for possible pumping stations. These uses along this important roadway could/should be moved to less visual locations to allow Canale Grove PD the opportunity to provide the highest level of streetscape possible.

From: kenneth a rutherford [kenneth_rutherford@msn.com]
Sent: Friday, November 07, 2008 8:48 AM
To: Bacchus, Brian
Subject: RE: Woodland Hills, Amended P.D. 08-324cc

Brian,

Thank you for the information that you have forwarded. As a property owner in the neighborhood, I am very opposed to this amendment. There has already been an approved plan that many of us relied upon in making life decisions. Such a major alteration now will not only negatively impact property values in the area, but will negatively impact quality of life for those of us trying to make Shelby County our home. This type of amendment if allowed will also go to discredit Shelby County Govt. in their plan for smart and reasoned development of such areas. Please have those voting on this amendment drive over to Walnut Bend and G'Town Road and see all of the doctor offices and such businesses that are vacant and deteriorating. Then have them go see the area near Hillshire and Whitten, where a similiar plan was attempted, only to end in a blight on the neighborhood.

This is a poorly designed plan, as there is already a glut of smaller lot/homes in the neighborhood - drive by any of the newer constrution areas such as Breezy Valley, etc. We have plenty of entry level homes in the area, many of which are recent foreclosures. There is a newer Senior center being developed on Dexter and there are units still for sale in that development. Where is the study to show that such a need for added senior housing is needed, and that the market can support this project?

Thank you,
Ken Rutherford
(901) 626-3116

Subject: Woodland Hills, Amended P.D. 08-324cc
Date: Thu, 6 Nov 2008 13:18:48 -0600
From: Brian.Bacchus@memphistn.gov
To: kenneth_rutherford@msn.com

Good Afternoon,
Attached per your request are application materials submitted for review on above project.
Questions, pls cl or e-mail me. Thanks for inquiring....

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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From: driffe [driffe@comcast.net]
Sent: Sunday, November 09, 2008 9:09 AM
To: Bacchus, Brian
Subject: RE: P.D. 08-324 CC
Mr. Bacchus:

I would like to reiterate some of the concerns my husband relayed in his original message to you.

1. Traffic that would be generated by putting more houses (i.e. smaller lots) in the area, UNLESS they are strictly for senior citizens. If these are for starter homes, then we would be adding significantly to the already burdened traffic with two car families and young adults headed to work. Senior citizens may have two cars, but the timing of their travel patterns would not necessarily be during the work rush hours.
2. Trinity Road has not been completed through to Houston Levee as PROMISED by the Mr. Eldridge in his original plan that was approved (after much discussion and input from the neighborhood). This must be done before any further development is done.
3. I would also like to ask that Humphries Road be made into a true two lane road as part of this request (should this project plan be approved).

Mr. Eldridge changes his plans often for his financial gain. Even the original plans for Woodland Hills were changed by him once he sold the original lots. He is forever making changes and getting approvals that benefit HIM and not the neighborhood of people who pay the taxes.

Something must be done soon to stop all the development in this area. Even the work in progress on Houston Levee is not adequate to handle the current traffic denseness and here we are looking to put more people into this square mile. Please put the brakes on this or make the developer pay to enhance the roads.

Thank you for your consideration.

Renelda Riffe
9685 Woodland Run Lane
Cordova, TN 38018

From: Brian.Bacchus@memphistn.gov [mailto:Brian.Bacchus@memphistn.gov]
Sent: Tuesday, November 04, 2008 11:59 AM
To: driffe@comcast.net
Subject: RE: P.D. 08-324 CC

Good Afternoon Mr. Riffe,
Thank you for your response and becoming involved in the planning process. Your concerns are well taken....and will become a part of the Staff Report to LUCB members which will be available Monday, Nov. 10 a.m. Also attached for your use is more information regarding this project. If you have additional questions, pls call or e-mail me.

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: driffe [mailto:driffe@comcast.net]
Sent: Sunday, November 02, 2008 8:26 AM
To: Bacchus, Brian

Subject: P.D. 08-324 CC

I would like to see more information on exactly what is planned for the area in question. While I am not in objection to having assisted living/nursing home facilities in this location, I am troubled by the open-ended request for minimum lot sizes of 6,000 square feet. Having a few of these in a nice, planned retirement community is one thing, but packing the whole area with small houses and more traffic than the roads in this area of the county are designed to handle is quite another. The request says nothing about small lots being related to any kind of planned retirement community, so I must assume that this is not part of the plan.

A few years ago, this community went to great lengths to negotiate with a developer and the Offfice of Planning and Development about the appropriate use of this property. A key point in the final decision in that matter was that Trinity Road would be extended out to Houston-Levee to provide a route out of the area, other than all of those people being routed through our formerly quiet, dead-end neighborhood streets in Woodland Hills and down tiny Humphreys Road, which is not wide enough for two large vehicles to pass without one getting off of the pavement. Houses have been built in the area in question, but the promise to extend Trinity has not been fulfilled. In my opinion, this is the most important aspect of any development of the property in question.

Too much housing density has already been allowed this part of the county for the infrastructure we have to handle traffic. No one in government seems to get it or to care. Instead of looking at each individual development request in isolation, look at the whole area. There is no going around the block when a traffic accident occurs or when you can't turn left onto Houston-Levee because of the nonstop traffic. The area bounded by Houston-Levee, Walnut Grove, Sanga, and Macon has no connectors or alternative traffic routes. All of the traffic in or out of neighborhoods in this large "square" must go on these boundary roads. Please consider improving the infrastructure with some alternative routing before trying to fill up every last piece of open space in this bounded area with additional houses and cars.

Regards,

Don A. Riffe
9685 Woodland Run Lane
Cordova, TN 38018

From: Carol McDowell [carol@mcdowellmarketing.com]
Sent: Wednesday, November 12, 2008 12:00 PM
To: Bacchus, Brian
Cc: hank@mcdowellmarketing.com
Subject: RE: Canale Grove P.D. 08-306cc & Woodland Hills II P.D.08-324cc

Brian,

My husband Hank McDowell and I have been residents of Woodland Hills for 15 years and are very concerned about any future developments. We would like to be added to the email list please for correspondence regarding our subdivision. We have been communicating with Charlie Trotter and he suggested contacting you directly.

hank@mcdowellmarketing.com
carol@mcdowellmarketing.com

Thanks so much for your help!

Carol McDowell

McDowell Marketing, Inc.
3080 Stage Post Drive # 102
Memphis, TN 38133
901-380-2838
Visit our Website at www.mcdowellmarketing.com

From: driffe [driffe@comcast.net]
Sent: Sunday, November 30, 2008 7:14 PM
To: Bacchus, Brian
Subject: RE: Canale Grove P.D. 08-306cc & Woodland Hills II P.D.08-324cc
I appreciate your responses and acknowledgement of our concerns. There is absolutely no way this area can handle more traffic, or for that matter the schools cannot handle more children. If this community will be entirely senior citizens, then we find that more acceptable.

Thanks.

Don and Renelda Riffe

From: Brian.Bacchus@memphistn.gov [mailto:Brian.Bacchus@memphistn.gov]
Sent: Monday, November 24, 2008 10:28 AM
To: driffe@comcast.net
Subject: RE: Canale Grove P.D. 08-306cc & Woodland Hills II P.D.08-324cc

Thanks for inquiring....
Both cases were held until Thursday, Dec. 11, '08.

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: driffe [mailto:driffe@comcast.net]
Sent: Sunday, November 23, 2008 10:31 AM
To: Bacchus, Brian
Subject: RE: Canale Grove P.D. 08-306cc & Woodland Hills II P.D.08-324cc

Since we could not attend the hearing, could you please let us know the end result? Thanks so much.
Don and Renelda Riffe

From: Brian.Bacchus@memphistn.gov [mailto:Brian.Bacchus@memphistn.gov]
Sent: Monday, November 10, 2008 12:42 PM
To: rharkavy@harkavyshainberg.com; hbb@farris-law.com; david@amciinc.com; bobd@dtdstudio.com
Cc: brettm@dtdstudio.com; gallm@bellsouth.net; jkennedy16@mac.com; vhdtom@aol.com; peterson9963@bellsouth.net; esbryan@bellsouth.net; kenneth_rutherford@msn.com; driffe@comcast.net; charlie.trotter.b11g@statefarm.com
Subject: Canale Grove P.D. 08-306cc & Woodland Hills II P.D.08-324cc

Good Afternoon,
Attached are Staff Reports for above project reviews.
Questions or comments, pls cl or e-mail me.
Thanks,

Brian S. Bacchus, *Principal Planner*
Land Use Control

From: kenneth a rutherford [kenneth_rutherford@msn.com]
Sent: Monday, December 08, 2008 4:03 PM
To: Bacchus, Brian
Subject: RE: Woodland Hills II P.D. 08-324 CC-Staff Report

Brian,
Thank you again for providing the updated information. My opposition to this proposed amendment remains. Please relay my opposition to the LUCB members. Nothing in the information that I have been provided gives any justification for this proposed amendment. I have seen no information that would support altering the Gray's Creek Area Plan or of the Woodland Hills II Planned Development plans that had already been approved with some deviations and exemptions from the Gray's Creek Area Plan. Where and what is the proposed justification for these alterations. Hopefully the Board will adhere to the Gray's Creek Area Plan that was adopted after extensive studies and substantial expenditures on the part of the Shelby County Tax Payers. If this amendment is approved it will signal the Board's willingness to ignore the existing growth plan and side with developers over other taxpayers and residents. If the developers were to provide some compelling reasons for their amendment and deviations from the two Plans, then I am sure that a deviation might be warranted, but to date no such reasons have been proffered. Please encourage the Board to grant modifications and deviations to the existing Plans only upon the showing of absolute necessity.

Additionally, can you provide some information that might allay my concerns that east-bound Walnut Grove traffic will use the Woodland Hills Subdivision as a cut-through during rush hour traffic in the evenings and will speed through our quiet neighborhood streets (especially Woodland Trace) trying to avoid the intersection of Houston Levee and Walnut Grove if a new street connecting proposed Trinity with Walnut Grove is allowed before Trinity is completed through to Houston Levee?
Thanks again. Your work and efforts are appreciated.
Sincerely,
Ken Rutherford

Subject: Woodland Hills II P.D. 08-324 CC-Staff Report
Date: Mon, 8 Dec 2008 12:12:30 -0600
From: Brian.Bacchus@memphistn.gov
To: rharkavy@harkavyshainberg.com; lwilbanks@ethridgeenterprises.com; bobd@dtdstudio.com; brettm@dtdstudio.com
CC: charlie.trotter.b11g@statefarm.com; driffe@comcast.net; kenneth_rutherford@msn.com

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
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