

From: [Jeff Sutton](#)
To: [WPCtestimony](#)
Cc: [Jeff Sutton](#); [Christy Schuerch](#)
Subject: William Morris PL-REZ-2025-000083 application. Written testimony due by Tuesday, Sept 2.
Date: Tuesday, August 26, 2025 5:04:21 PM

Thank you for the opportunity to submit testimony today. I do not support William Morris's PL-REZ-2025-000083 application for change of zoning. The applicant's Volcano Village property is located in a quiet, residentially and culturally-focused area, and is part of Niaulani rainforest-- one of only a few such surviving older growth tracts in Hawai'i. The subject property is bordered on all sides except the frontage road by family residences tucked into that rainforest.

To be clear, the applicant's request to rezone implies subdividing this residential property pursuant to turning a portion of the property into a commercial venture. The applicant has placarded the edge of the property saying he wants to establish a café/deli. Rendering native 'Ohi'a and Koa forest trees and scraping the land in order to make parking areas and erect a storefront degrades Niaulani Forest's character and vitality. This degradation of plant and bird habitat seems needless; Volcano Village already hosts an underutilized commercial zone that includes stores, cafés and sandwich shops located less than a thousand feet from the applicant's property.

County zoning in Hawai'i exists to help manage and protect Hawai'i Island's limited land, and to prevent incompatible land use. For those of us living in Volcano Village, zoning helps us thoughtfully grow our community in a way that respects and preserves our remaining native forest—a big part of what makes Volcano special in Hawai'i nei. The applicant's property sits squarely within the residential zone as identified in the Volcano Long Range Plan for this reason. In summary, I urge the Windward Planning Commission to retain the current RS-20 zoning, to deny the applicant's request for rezoning, and to encourage the applicant to pursue their commercial venture within the existing and ample CV-zoned part of the village. Respectfully Andrew J Sutton, Volcano Village