

From: [Christy Schuerch](#)
To: [WPCtestimony](#)
Subject: Testimony re: William Morris PL-REZ-2025-000083 application.
Date: Tuesday, August 26, 2025 5:29:25 PM

Aloha Windward Planning Commission members,

The 3 acre lot owned by William Morris is located above the post office on Old Volcano Highway in an area that is currently residentially zoned (RS-20). He is requesting that the lot be subdivided into 4 lots, and furthermore that one of the lots be rezoned for commercial use (CV-20).

The location of this lot is outside of the intended commercial zone as designated in the Puna Community Development Plan (PCDP) and the Volcano Community Plan (VCDP)2015, which envisions more infill commercial development between Wright road and the post office. The VCDP does not envision commercial development in this area. If this rezone to CV-20 is allowed to go forward, that will set a precedent for the neighboring lot owners to apply for Commercial rezoning. This type of development would bring pin-to-pin clearing of the native ohia forest and large areas of paving for parking lots on the Old Volcano Highway frontage. This is the type of urban sprawl that no one (including our many visitors) wants to see encouraged in our village.

We do want to encourage commercial development in the appropriate areas of the Volcano village. According to a local realtor, there is already quite a bit of unused commercial real estate lying fallow in Volcano (next to True Value Hardware). In addition, there is a current lot for sale (next to the Eagle Cafe) in the already approved commercial zone that could potentially be swapped for this location.

The Hawaii County General Plan 2045, designates the area on Old Volcano Highway above the post office as "Low Density Urban", the primary use of which is "Residential, with ancillary community and convenience-type commercial uses". At the post office and below is designated "Moderate Density Urban" with "Village and Neighborhood Commercial and single family and multiple family residences" allowed.

We respectfully request that the Planning Commission deny the request by William Morris PL-REZ-2025-000083 application for the rezoning of this lot for all the above reasons.

Sincerely,

Christy Schuerch, Volcano resident and member of Forest Overlay Committee, VCA