

From: [Kim LW](#)
To: [WPCtestimony](#)
Subject: Opposition to Rezoning Request to CV-20 / PL-REZ-2025-000083 / TMK: (3) 1-9-005:006
Date: Wednesday, August 27, 2025 10:08:24 PM

Re: Opposition to Rezoning Request to CV-20 (Commercial, Village – 20,000 sq. ft. minimum lot size)

PL-REZ-2025-000083

Applicant: William Cox Morris

TMK: (3) 1-9-005:006 (portion)

Dear Hawai'i County Windward Planning Commission,

I am writing to respectfully oppose the request to rezone the subject lot on Old Volcano Highway to CV-20.

Allowing this rezone would set a concerning precedent for neighboring lot owners to pursue commercial rezoning. Such development would likely result in pin-to-pin clearing of the native 'ōhi'a forest along this corridor, and extensive paving for parking lots fronting the Old Volcano Highway. This type of land use change would permanently alter the character and ecological integrity of the area.

We do encourage commercial development in Volcano—but in the appropriate, designated areas. According to a local realtor, there is already a significant amount of unused commercial real estate sitting vacant in Volcano, such as the space next to True Value Hardware. In addition, there is a lot currently for sale next to the Eagle Café within the already approved commercial zone. That property could potentially be swapped or developed, avoiding the need to rezone outside of the planned commercial core.

Importantly, the location of this lot is outside of the intended commercial zone as designated in both the Puna Community Development Plan (PCDP) and the Volcano Community Development Plan (VCDP 2015). The Hawai'i County General Plan 2045 further reinforces this distinction: the area along Old Volcano Highway above the post office is designated as "Low Density Urban," where the primary use is residential with only ancillary community and convenience-type commercial uses allowed. By contrast, the area at the post office and below is designated "Moderate Density Urban," where village and neighborhood commercial uses are intended to be located.

In light of these plans and the availability of suitable alternatives, I respectfully request that the Planning Commission deny this rezoning request.

Thank you for considering this testimony.

Respectfully submitted,

Kimberly Weisenborn
Resident of Volcano, HI 96785

