

From: Mike Brusseau
To: Betty Jo Mahan
Date: 9/8/2009 8:25:05 AM
Subject: Fwd: Re: Item #30; MPC File No. 9-A-09-SP 9-A-09-RZ James McClain (John Deere Rezoning) 9-10-09 MPC A

>>> "Bob and Sally Fagg" <bobandsallyf@bellsouth.net> 9/4/2009 11:09 AM >>>
Re: James McClain (John Deere) request from Agriculture to Manufacturing (CB)

Dear Mr. Brusseau:

As president and on behalf of the nearby Sherman Oaks subdivision, we continue to be opposed to any CB rezoning in our area which is predominately residential and agriculture. However, we find that if a conditional rezoning from agriculture to CB did occur, it could be acceptable to allow the John Deere Landscaping Supply business to continue to operate on an as is basis with no further expansion into other areas other than their nursery, fertilizer and irrigation supplies. This would be acceptable if the property in question would revert back to Agriculture at the time that their business ceases to operate at the location.

It seems that a better solution would be some sort of compromise to allow them to continue under the agriculture guise on an as is basis. Their current building and grounds were evidently approved in 1998 and no one contested their operation by the county or surrounding community. Homes were purchased by individuals in the surrounding area with full knowledge of the John Deere operation. Another individual purchased property with the same knowledge and objected by filing a codes complaint. The John Deere operation is a benign operation that has little adverse effect on the surrounding community. To drive off a tax paying business that has been operating in the area for at least twelve years without objection, would be a travesty. Their lease on the property will last until at least the year 2020, I am told. It would seem to be a lot cleaner in this case, to exception the agriculture zoning for John Deere until they cease to do business at the location. In the future, the community would be better served to correct zoning issues at their inception rather than down the road when a tangle of legal issues occur. I believe the MPC is now doing that. Let's find a way to compromise and put this issue aside.

Respectively submitted,

Bob Fagg
President-Sherman Oaks Home Owners Association