

Rad Dickson

From: Jane Shirley <mjaneshirley@yahoo.com>
Sent: Wednesday, December 16, 2020 3:23 PM
To: Rad Dickson; Tracey Garcia
Subject: MY PERSONAL LETTER TO OPPOSE THE REZONING OF 12740 BLACK FOREST RD.
PARCEL #5207000004

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

TO: COUNTY PLANNERS AND COMMISSIONERS

Hello Mr. Dickson and Ms. Garcia:

I would like to go on record because I strongly object to the rezoning of this parcel. If rezoning is approved a precedent will be set for any large corporation to follow suit. This project does NOT belong in the heart and historical district of Black Forest. It has already had a negative impact on the adjacent RR-5 zoned residents as well as the visitors who come to this area of the Forest for rest and relaxation. When major activities are held at the Community Center, cars are parked along both sides of Black Forest Road in addition to filling the parking lot. All of us in the Forest look forward to community events.

While compiling the Forest's opposition to this rezoning, four 'unusual' things occurred. One may or may not have been related to this project. It occurred during the time I was assisting with gathering petition signatures. At the Farmer's Market in late July, a gentleman in a three piece suit with a loud abusive voice tried to intimidate me and another woman into ceasing our legal collection of signatures on the petition against rezoning. He did not visit the Market. After the tirade he got in his car and left. The following morning I received a phone call. The man repeatedly asked what my plans were for the rest day. The voice was quite suggestive. Coincidence or not?

On four different occasions, four different men at four different times made the statement: "Well, It's (the project) is better than a Kum & Go," I found that to be highly unusual.

On three different occasions, three different people at three different times made this statement: "Black Forest is going to become part of Colorado Springs in the very near future anyway. What's the big deal?" Again...this seemed odd. Residents in the Forest DO NOT want to be part of the large metropolis of Colorado Springs. We moved here to get away from that lifestyle. (I do possess emails with these two statements.)

Number four are emails I received from Mr. Stokka and then Mr. Haddock. A copy of both emails is attached. I frankly do not appreciate the biblical references made to me by Mr. Haddock.

Mr. Haddock owns a nice home on Table Butte Road in northern Black Forest. He also owns 69.5 acres at 8750 Walker Road. This acreage appears to be grassland. I could see no structures from the road. WHY, why couldn't the S-5! corporate offices be built there?

Thank you for your time and consideration. Parcel # 5207000004 should not be rezoned to Community Commercial.

Regards,

M. Jane Shirley

Haddock/Stokka email: By the way, Haddock is incorrect. No one would object to a home being built on this parcel.

Re: S-5! Metal Roofing
Nov 19 at 10:13 PM
PrintRaw message

Rob Haddock <rob@rmhaddock.com>
To: Terry Stokka <terry@friendsofblackforest.org>
Cc: Jane Shirley <mjaneshirley@yahoo.com> Well said! Thanks, Terry. I wish more people would understand it as you do. Simple truth is that the (minority) opposition just does not want to see ANYTHING built on that site. (And of course that won't happen-- but they have been dialogued with gross exaggerations and untruths.) They have been incited by a small group of self-serving zealots.

I feel the pain of Paul and false teachers.

Thanks again and
Best,

--Rob Haddock
Home 719 495-4036

Cell 719 337-1238

Ofc 719 325-0382

On Thu, Nov 19, 2020 at 7:24 PM Terry Stokka <terry@friendsofblackforest.org> wrote:
Jane,

Here is the Land Use Committee position on the Haddock Office Building:

1. The Preservation Plan permits commercial within 1/4 mile of the Shoup/Black Forest intersection and this falls within that area. I acknowledge that the Preservation Plan states that commercial should support the BF community. While this does not support BF residents in the same way as the BF store or Rockin' B, it is a low impact use of the property that will bring minimal disturbance to the neighbors on all sides. The impact of commercial on that lot is a big issue to the Land Use Committee and we felt this low impact office would be a good use of the property that would not affect the neighbors with noise, lights, traffic and congestion. Think of it this way: that property could be developed into a Kum-n-Go with lights and traffic that would fit more into the "support BF residents" and yet I don't think anyone wants a Kum-n-Go on that lot. This Haddock Office Building will be almost the same as a big house as far as the neighbors are concerned and nothing more.

2. I know there are many people who signed the petitions against this. What were they told? What did the petitions say? We will support our neighbors in the Black Forest as long as we are not violating the Preservation Plan. I can't

support a petition if it goes against the PPlan. We have fought hard over the years to get our leaders to uphold the Preservation Plan and I can't choose to violate it myself.

3. I am convinced that if this office building is built, it will not be an eyesore or a problem any more than if someone had built a large house on that lot.

4. In the past there was a Commercial Office zoning that would have fit this proposal very well, but it was eliminated and folded within the Community Commercial.

5. The Land Use Committee did not oppose this proposal in our response to the county. We felt it was proper to uphold the Preservation Plan and we feel that the impact of this project will not be nearly as significant as people might think at this point.

Terry

=====

On 11/19/2020 2:45 PM, Jane Shirley wrote:

Hi Terry. I saw your comments for approving the Haddock project at Shoup and Black Forest. FYI, we have over 350 people who are fighting the rezoning. This business is a global distributor and does not fit into CC zoning. It will not serve the BF community in any way. Your comments to the Zoning Commission seem to state approval. Perhaps I 'goofed' by not informing you of the large amount of people who oppose this. For that, I apologize. Any support from the groups you represent would be most helpful.

Sent from Yahoo Mail on Android