

January 15, 2008

The Greenville Planning and Zoning Commission met on the above date at 6:30 p.m. in the Council Chambers of City Hall.

Mr. Len Tozer - *
Mr. Bob Ramey - * Mr. Dave Gordon - *
Mr. Jim Moye - * Mr. Tim Randall - *
Mr. Don Baker - * Mr. James Wilson - X
Mr. Bill Lehman - * Mr. Porter Stokes - *
Mr. Godfrey Bell, Sr. - * Ms. Shelley Basnight - *

The members present are denoted by an * and the members absent are denoted by a x.

VOTING MEMBERS: Tozer, Moye, Ramey, Gordon, Baker, Lehman, Stokes, Bell, Randall and Basnight.

PLANNING STAFF: Harry V. Hamilton, Jr., Chief Planner; Chantae Gooby, Planner; Andy Thomas, Planner; and Kathy Stanley, Secretary.

OTHERS PRESENT: Dave Holec, City Attorney; Wayne Nottingham, Engineer; Daryl Vreeland, Transportation Engineer.

MINUTES: Motion was made by Mr. Ramey, seconded by Mr. Gordon, to accept the December 18, 2007 minutes as presented. Motion carried unanimously.

REQUEST BY MARY MANN - APPROVED

Chairman Tozer stated that the first item of business is a request by Mary Mann to rezone 63.5095 acres located along the southern right-of-way of East 10th Street and adjacent to Oakhurst Subdivision, Brook Valley Golf Course and Pinewood Memorial Park from RA20 (Residential-Agricultural) to CH (Heavy Commercial) [Tract 1], O (Office) [Tract 2], and R6S (Residential-Single-family [Medium Density]) [Tract 3].

Ms. Chantae Gooby stated that the request, if acted upon by the P&Z, will be forwarded to City Council for their consideration at their February 21st 2008 meeting. City Council moved their regularly scheduled meeting on the 14th to the 21st. Ms. Gooby stated that the subject property is located in the eastern section of the city along East 10th Street, adjacent to Oakhurst Subdivision, Brook Valley Golf Course, the new Lowes Home Center and Pinewood Cemetery. The request is for three different tracts. Tract 1 is located along East 10th Street and the requested zoning is Heavy Commercial. Tract 2 is requested for Office zoning and Tract 3 is requested for R6S, Single-family. Ms. Gooby stated that the area is comprised of a variety of uses but that there are no multi-family developments in the surrounding area. Ms. Gooby stated that the request could generate a net

increase of 7,550 trips and approximately 85% of the trips would be toward town which would require a left-hand turn. East 10th Street is considered a gateway corridor. Gateway corridors are designed to carry large volumes of traffic in and around the city. There is an intermediate focus area in the area. In these focus areas, commercial and high intensive uses would be anticipated. The Land Use Plan recommends Office along 10th Street. This zoning would act as a buffer between the commercial and cemetery and would also prohibit further linear expansion of the commercial along Tenth Street as well as it would buffer the interior residential from the highway. Ms. Gooby stated that that staff would anticipate that Tracts 1 and 2 collectively could yield about 120,000 to 150,000 square feet of retail and office space. A portion of Tract 2 (Office) could be used as parking area for the commercially zoned area as well as Office uses within it. Under Tract 3, requested for Single-family, staff would anticipate approximately 100 single-family lots. This request is made up of 4 acres of Commercial, 20 acres of Office and 40 acres of Single-family. Ms. Gooby stated that relative to Tract 2 and Tract 3, staff is of the opinion that the request is in compliance with the Land Use Plan. In regards to Tract 1, staff is of the opinion that the request is in general compliance in that the Commercial is in the vicinity of a focus area and it is adjacent to similarly zoned property. The Commercial zone would be confined to the proposed Office. Further staff would recommend that any commercial be confined to the south side of Tenth Street. Ms. Gooby stated that in staff's opinion, Tract 1 is in general compliance with the Land Use Plan. Since this request is considered as a whole, staff's opinion is that the request is in general compliance with the Land Use Plan and Comprehensive Plan.

Mr. Ken Malpass, Malpass and Associates, representing the applicant, spoke on behalf of the request. Mr. Malpass stated that what is presented is in conformance with the City's Land Use Plan and the main modification to the plan is the relocation of the Office zoning line further to the west to line up with Oakdowne Way. Oakdowne Way was recently completed and has a stoplight located at the intersection of Oakdowne Way and East 10th Street. The main reason for the realignment of the rezoning with Oakdowne Way is to allow for future development to have access to the stoplight for the Office and Commercial without having to go through the future residential development. The proposed rezoning conforms to the Land Use Plan which has proposed Office and Commercial development along East 10th Street on both the north and south toward the ETJ line of Simpson. The Land Use Plan in this area provides a logical transition for property adjacent to a five-lane road with Office and Commercial development adjacent to the road transitioning to residential behind it. This proposed rezoning would allow Commercial/Office development on this land to be developed in such a manner that would allow homes and workplaces to be constructed on this property. This type of development is being encouraged to minimize long-distance travel between home and jobs which are provided by the commercial development as well as the office development. Mixed use developments create more choices for residents, workers, visitors, children and old people. Mr. Malpass stated that there are several examples in Greenville of the proposed rezoning such as, Red Banks Road, Arlington Boulevard and Fire Tower Road.

Ms. Amy Edwards, Granddaughter of Mary Mann, spoke on behalf of the request. Ms. Edwards presented letters (see attachments) in support from area land owners. Ms. Edwards stated that her Grandmother has owned the farm since 1959 and she has decided to pursue the rezoning of the property. Ms. Edwards explained that Ms. Mann has taken into account the surrounding area and she

would like residential zoning adjacent to Oakhurst Subdivision.

Ms. Rebecca Powers, resident of Oakhurst Subdivision, representing a group of citizens in opposition to the Office and Heavy Commercial rezoning. Ms. Powers explained that a lot of the people in opposition live in the surrounding area and did not receive a letter. Ms. Powers stated that there has been considerable amount of discussion in regards to how commercial businesses will negatively impact this heavily traveled corridor. Ms. Powers stated that she has a petition (see attachments) in opposition to this request with 45 names and addresses. Ms. Powers stated that the group is going to ask for a meeting with Ms. Mann and the owners of the cemetery to discuss their concerns.

There was considerable discussion in regards to the Office zoning for Tract 2 and the Heavy Commercial zoning for Tract 1 and the advantages and disadvantages of the proposed rezoning.

Mr. Randall stated that that Land Use Plan recommends Office zoning and asked if the Office zoning would be more acceptable or should it be open space.

Ms. Powers stated that from the citizens input the Office zoning would be more appropriate for that area.

Ms. Isabel Tennent spoke in opposition to the request. Ms. Tennent stated that if the area is zoned to commercial it would become a Greenville Boulevard type area.

Mr. Donald Butler, resident of Brook Valley, stated he had two concerns. One is how much of the buffer zone along the creek would be developed and cleared. Mr. Butler stated his other concern is the Heavy Commercial zone for Tract 1 and the anticipated increase in traffic as opposed to Tract 1 being zoned Office.

Mr. Malpass stated in rebuttal that the Wilkerson family, owner of Pinewood Cemetery, has given their approval to the proposed rezoning. Mr. Malpass noted that there is a 450-foot distance from the cemetery to the proposed commercial zone. Mr. Malpass explained that the proposed Heavy Commercial zone for Tract 1 would be an extension of the area around the new Lowes.

Ms. Powers spoke in rebuttal by commenting that there is no guarantee that the proposed zoning would remain such.

Mr. Ramey noted that several names on the petition did not reside within the area and asked if a person lives several miles away oppose the request.

Ms. Powers explained that people in the area responded because they are very concerned that there be smart growth in the city. Tenth Street is a heavily traveled corridor that enables persons from Simpson and other communities to travel to work, shop and enjoy activities in Greenville. Ms. Powers stated that this area impacts a lot of people.

Mr. Randall stated that the request is in general compliance with the Land Use Plan and he doesn't

have a problem with the request. However, with a group being form of citizens investigating smart growth he would not have a problem tabling the request in order to allow the citizens to seek solutions to their concerns.

Mr. Baker stated that he would agree to a continuance if the persons resided within the area but they do not.

Mr. Moye stated that he agrees with Mr. Randall some of the people on the list are not within the neighborhood but some are. Mr. Moye stated it is unfortunate that so many people who do live nearby have not had a chance to talk with the owner of the property.

Ms. Gooby explained the procedure for notification to residents within 100 feet plus and the posting of signs in regards to the rezoning. Ms. Gooby explained that this request was continued from the December meeting by the applicant's representative.

Mr. Malpass explained that prior to the December meeting they were contacted by an attorney representing an adjacent property owner and they met with them in regards to their concerns on protecting the trees adjacent to the residential subdivision.

Motion was made by Mr. Ramey, seconded by Mr. Baker, to recommend approval of the proposed amendment, to advise that it is consistent with the comprehensive plan and other applicable plans, and to adopt the staff report which addresses plan consistency and other matters. Those voting in favor: Ramey, Baker, Moye, Bell, Stokes, Lehman, Gordon. Those voting in opposition: Randall. Motion carried.

REQUEST BY JONATHAN R. DAY – APPROVED

Chairman Tozer stated that the next item is a request by Jonathan R. Day Day for a preliminary plat entitled "Glen Castle@ Irish Creek". The property is located north of Blackwater Drive and east of Peace Presbyterian Church. The property is further identified as Pitt County Tax Parcel No. 70641. The proposed development consists of 26 lots on 9.75 acres.

Mr. Andy Thomas stated this is a request for a preliminary plat entitled Glen Castle @ Irish Creek. The property is located in the southern quadrant of the city, east of Old Tar River, north of Blackwater Drive and east of Peace Presbyterian Church. The property is not impacted by the floodplain. East Fire Tower Road and Old Tar Road are considered major thoroughfares. The property is zoned Single Family Residential and the anticipated use is single family residential on 26 lots. This plat is the second phase of a preliminary plat that was approved by the Planning Commission on March 21, 2006. This plat does not have an interconnected street system due to existing development on all sides of the property. A sidewalk is provided. There is a fifty foot riparian buffer along the drainage feature. This property is not affected by the 100 year flood plain. The drainage feature is part of the Pitt County Drainage District. A portion of this easement is proposed to be abandoned. The Pitt County Drainage district will have to release the shaded portion of the easement prior to any platting of this development. The City's Subdivision Review Committee

has reviewed the plat and the preliminary meets all technical requirements.

Mr. Ken Malpass, Malpass and Associates, spoke on behalf of the applicant. Mr. Malpass stated he would answer any questions.

Mr. Mark Meltzer, representing Treetops Community Homeowners Association, stated that Mr. Day is willing to abide by the agreements of September, 2004 to ensure there is a natural buffer between this development and Treetops. Mr. Meltzer stated that they are in favor of the request.

Mr. Dave Holec explained that is part of a private agreement and not part of the Commission's consideration.

Mr. Edward Roberson, resident of Treetops, asked about the drainage.

Mr. Malpass stated that the area in question would remain as is.

Motion was made by Mr. Ramey, seconded by Mr. Bell, to approve the plat. Motion carried unanimously.

COMPREHENSIVE PLAN – APPROVED

Chairman Tozer stated that the next item is a request by the Community Development Department for consideration of the Medical District Land Use Plan Update report, and amendment of Horizons: Greenville's Community Plan.

Mr. Harry Hamilton stated this is a request by the Community Development Department for consideration of the Medical District Land Use Plan Update report, and amendment of Horizons: Greenville's Community Plan. Mr. Hamilton presented a map of the Medical District area which includes the areas west side of Memorial Drive, south of the Tar River, east of US 264 (Martin Luther King, Jr. Highway) and north of Green Mill Run. Total area is approximately 7.5 square miles or 4,800 acres. Mr. Hamilton summarized the report and presented various maps illustrating current conditions and future plans. Mr. Hamilton stated that the objective of the Medical District Land Use Plan Update is to ensure continued adherence to goals established by the previous Medical District Plan and the Horizons Plan while at the same time to recognize that changing conditions necessitate appropriate changes in the recommended land use patterns in support of a sustainable and vibrant medical and residential environment. Mr. Hamilton stated that the report recommends two (2) changes to the Focus Area Map and ten (10) changes to the Future Land Use Plan Map. Mr. Hamilton stated that attached to the report are copies of letters from University Health Systems (Pitt County Memorial Hospital) and East Carolina University in support of the recommended changes. Mr. Hamilton advised that the letters would be included in the minutes. Staff recommended approval of the Plan Update and the ordinance amending the Comprehensive Plan.

No one spoke in favor or opposition.

Motion was made by Mr. Ramey, seconded by Mr. Bell, to recommend approval of the proposed

amendment, to advise that it is consistent with the comprehensive plan and other applicable plans, and to adopt the staff report which addresses plan consistency and other matters. Motion carried unanimously.

2008 REGULAR MEETING SCHEDULE REVISION – APPROVED

Chairman Tozer stated that the next item is a revision to the 2008 Meeting Schedule which would include the changing of the December meeting from the 16th to the 9th.

Mr. Ramey asked if staff has any problems with the change.

Mr. Hamilton indicated that staff can accommodate the change.

Motion was made by Mr. Ramey, seconded by Mr. Stokes, to change the regular meeting date in December, 2008 from the 16th to the 9th. Motion carried unanimously.

OTHER

Chairman Tozer thanked Kathy for being the Secretary to the Commission and her excellent job for the City over the years.

Ms. Stanley thanked the Commission for their patience.

Motion was made by Mr. Ramey, seconded by Mr. Baker that as a group send a Letter of Commendation to Ms. Stanley for her service as Secretary to the Planning and Zoning Commission. Motion carried unanimously.

Respectfully submitted,

Merrill Flood
Secretary

PINEWOOD MEMORIAL PARK, Inc.

A PERPETUAL CARE CEMETERY AND MAUSOLEUM

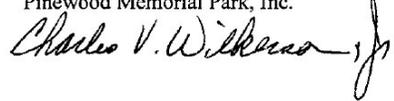
P.O. BOX 2245
GREENVILLE, NORTH CAROLINA 27836
PHONE 252/752-9220
FAX 252/758-5384

January 13, 2008

To Whom It May Concern:

Please be advised that Pinewood Memorial Park, having been advised of the Mary H. Mann Rezoning Request, case # 07-37, states that there is no objection to this request.

Sincerely,
Pinewood Memorial Park, Inc.

Handwritten signature of Charles V. Wilkerson in cursive script.

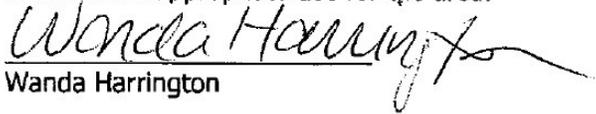
January 15, 2008

Re: Mann zoning request

To whom it may concern,

I live directly across the farm owned by Mary Mann, as well as the new Lowe's store. My address is 3921 E 10th St.

I understand the zoning request would be for a mixed use (residential, office and commercial). My residence faces Ms. Mann's farm. I am writing to inform the Planning Board that I have no objection to the zoning request, and feel that the rezoning would be the most appropriate use for the area.


Wanda Harrington

I am also signing as guardian
for Nera Edwards who also
owns 3911 E 10th Street in
conjunction with Raymond Cox Jr.

Wanda Harrington
for, Nera Edwards

January 15, 2008

To whom it may concern,

I live at 3911 E 10th St., across the highway from Mrs. Mann's farm. I am in favor of her zoning request and I am writing to express to you that the proposed zoning is compatible with the surrounding land uses.

Raymond Cox
Raymond Cox

N=45

Petition Opposing Rezoning Request

The people listed below oppose the rezoning requested by Mary Mann for Tract 1 (CH) & 2 (O) property facing E. 10th Street between Lowe's and the Pinewood Cemetery.

(Citizen, if you want to be updated on this issue please add your email and/or phone.)

1 PRINT NAME Rebecca Powers SIGNATURE Rebecca Powers
MAILING ADDRESS 214 Quail Hollow Rd GV 27858
EMAIL rebeccapowers@suddenlink.net PHONE _____

2 PRINT NAME Alice Arnold SIGNATURE Alice Arnold
MAILING ADDRESS 1914 E 8TH ST, Gville NC
EMAIL arnoldm@ecu.edu PHONE 252 8301960

3 PRINT NAME Susan Vickery-Meyer SIGNATURE Susan Vickery-Meyer
MAILING ADDRESS 210 Quail Hollow Rd.
EMAIL _____ PHONE 551-9189

4 PRINT NAME RAY SOBEL SIGNATURE Ray Sobel
MAILING ADDRESS 110 KIMBERLET DR, GREENVILLE, N.C 27858
EMAIL RAMAR50@YAHOO.COM PHONE 252-756-6232

5 PRINT NAME Marcia Sobel SIGNATURE Marcia Sobel
MAILING ADDRESS 110 Kimberley Dr, Greenville NC 27858
EMAIL msobel5@suddenlink.net PHONE 252-756-6232

6 PRINT NAME Ron Janocha SIGNATURE Ron Janocha
MAILING ADDRESS 206 Quail Hollow Rd Greenville
EMAIL rsj1949@yahoo.com PHONE 830-7790

7+8 PRINT NAME Gina + Herb Carlton SIGNATURE Gina Carlton
MAILING ADDRESS 1735 Beaumont
EMAIL None PHONE 756-0271

Petition Opposing Rezoning Request

The people listed below oppose the rezoning requested by Mary Mann for Tract 1 (CH) & 2 (O) property facing E. 10th Street between Lowe's and the Pinewood Cemetery.

(Citizen, if you want to be updated on this issue please add your email and/or phone.)

- 9 PRINT NAME Emilie Kane SIGNATURE Emilie Kane
MAILING ADDRESS 1706 Canterbury Rd. Greenville NC 27858
EMAIL ekane@suddenlink.net PHONE 355-6789
- 10 PRINT NAME KACEM SEBTI SIGNATURE K. Smi
MAILING ADDRESS 1530 FOREST HILL DR. 27858
EMAIL _____ PHONE _____
- 11 PRINT NAME Edward Davis SIGNATURE Edward Davis
MAILING ADDRESS 1020 W Rock Spring Rd
EMAIL pedlinic@greenville.nc.com PHONE 756-4165
- 12 PRINT NAME DONNA WHITLEY SIGNATURE Donna Whitley
MAILING ADDRESS 1800 Forest Hill Dr
EMAIL donna@donnawhitley.com PHONE 355-5150
- 13 PRINT NAME Camilla Davis SIGNATURE Camilla Davis
MAILING ADDRESS 1020 W. Rock Spring Rd 27858
EMAIL davis.camilla@yahoo.com PHONE 756-4165
- 14 PRINT NAME Rick Smiley SIGNATURE Riddick Smiley
MAILING ADDRESS 102 Christenbury Drive
EMAIL RickSmiley@mac.com PHONE 756-4709
- 15 PRINT NAME MARION BLACKBURN SIGNATURE via email
MAILING ADDRESS 802 River Hill Dr.
EMAIL _____ PHONE _____

Petition Opposing Rezoning Request

The people listed below oppose the rezoning requested by Mary Mann for Tract 1 (CH) & 2 (O) property facing E. 10th Street between Lowe's and the Pinewood Cemetery.

(Citizen, if you want to be updated on this issue please add your email and/or phone.)

- 16 PRINT NAME Robin Albrecht SIGNATURE Ralbrecht
MAILING ADDRESS 3712 Willow Run Dr. Grk
EMAIL _____ PHONE _____
- 17 PRINT NAME Don Lintelman SIGNATURE Don Lintelman
MAILING ADDRESS 1712 Knollwood Dr
EMAIL _____ PHONE _____
- 18/19 PRINT NAME Don & Gai Wadell SIGNATURE Don & Gai Wadell
MAILING ADDRESS 1907 Fairview way
EMAIL _____ PHONE _____
- 20 PRINT NAME THOMAS G BEST SIGNATURE Thomas G Best
MAILING ADDRESS 101 W. Berkshire Rd
EMAIL tgbest7@suddenlink.net PHONE _____
- 21 PRINT NAME Jean Lintelman SIGNATURE Jean A. Lintelman
MAILING ADDRESS 1712 Knollwood Dr
EMAIL _____ PHONE _____
- 22 PRINT NAME Bernard E. Kane Jr. SIGNATURE Bernard E Kane Jr
MAILING ADDRESS 1706 Canterbury Road
EMAIL bkane2@suddenlink.net PHONE 355 6789
- 23 PRINT NAME M. Theresa Shank SIGNATURE M Theresa Shank
MAILING ADDRESS 1215 Orrel Ln Greenville, NC 27858
EMAIL tshank1@embargmail.com PHONE 756-3108

Petition Opposing Rezoning Request

The people listed below oppose the rezoning requested by Mary Mann for Tract 1 (CH) & 2 (O) property facing E. 10th Street between Lowe's and the Pinewood Cemetery.

(Citizen, if you want to be updated on this issue please add your email and/or phone.)

24 PRINT NAME Debi Niswander SIGNATURE Debi Niswander
MAILING ADDRESS 706 Kensington Wk
EMAIL DUP.Habiba@suddenlink.net PHONE 756-6088

25 PRINT NAME Margaret M. Gemperline SIGNATURE Margaret M. Gemperline
MAILING ADDRESS 405 Carnoustie Drive Greenville, NC 27858
EMAIL gemperline.m@yahoo.com PHONE 758-3366

26 PRINT NAME Blythe Tennent SIGNATURE Blythe Tennent
MAILING ADDRESS 200 Fox Haven Dr
EMAIL blythetennent@suddenlink.net PHONE 754-0924

27 PRINT NAME Ted Weil SIGNATURE Ted Weil
MAILING ADDRESS 1608 Canterbury Rd.
EMAIL tweil@suddenlink.net PHONE 756-3363

28 PRINT NAME Nan E. Daniels SIGNATURE Nan E. Daniels
MAILING ADDRESS 1708 Englewood Dr Greenville, NC 27858
EMAIL betsdan@gmail.com PHONE 321-6058

29 PRINT NAME Jill Twark SIGNATURE Via email
MAILING ADDRESS 3702 Live Oak Lane
EMAIL _____ PHONE _____

30 PRINT NAME Ann Maxwell SIGNATURE Via email
MAILING ADDRESS 1506 E. 5th St.
EMAIL _____ PHONE _____

Petition Opposing Rezoning Request

The people listed below oppose the rezoning requested by Mary Mann for Tract 1 (CH) & 2 (O) property facing E. 10th Street between Lowe's and the Pinewood Cemetery.

(Citizen, if you want to be updated on this issue please add your email and/or phone.)

31 PRINT NAME GEORGE TUTINO SIGNATURE George Tutino
MAILING ADDRESS 115 ASBURY RD. GREENVILLE, NC
EMAIL _____ PHONE 355-3570

32 PRINT NAME Dorothy Purcell SIGNATURE D. Purcell
MAILING ADDRESS 1601 CANTERBURY RD
EMAIL wdpurcell@suddenlink.net PHONE 321-6800

33 PRINT NAME Keri Hurley SIGNATURE Keri Hurley
MAILING ADDRESS 127 Berkshire Drive
EMAIL _____ PHONE 756 6868

34 PRINT NAME Dennis Hurley Jr SIGNATURE Dennis Hurley Jr.
MAILING ADDRESS 127 Berkshire Drive
EMAIL _____ PHONE 7566868

35 PRINT NAME Betty Fuqua SIGNATURE Betty Fuqua
MAILING ADDRESS 1915 Fairview Way
EMAIL bettyboopf@suddenlink.net PHONE 756-3226

36 PRINT NAME Lynn Caverly SIGNATURE Lynn Caverly
MAILING ADDRESS 53 Barnes St., 27858
EMAIL caverlyl@ecu.edu PHONE 413 9648

37 PRINT NAME TONY PARKER SIGNATURE Via email
MAILING ADDRESS 1600 Hollybriar Lane
EMAIL ~~scott~~ PHONE _____

Petition Opposing Rezoning Request

The people listed below oppose the rezoning requested by Mary Mann for Tract 1 (CH) & 2 (O) property facing E. 10th Street between Lowe's and the Pinewood Cemetery.

(Citizen, if you want to be updated on this issue please add your email and/or phone.)

38 PRINT NAME Linda Mooney SIGNATURE via email
MAILING ADDRESS 110 Hawthorne Rd.
EMAIL _____ PHONE _____

39 PRINT NAME Kori Brewer SIGNATURE via email
MAILING ADDRESS 208 N. Harding Rd
EMAIL _____ PHONE _____

40 PRINT NAME MARY PRIDDY SIGNATURE via email
MAILING ADDRESS 614 Maple St.
EMAIL _____ PHONE _____

41 PRINT NAME James Sullivan SIGNATURE via email
MAILING ADDRESS 105 N. Harding
EMAIL _____ PHONE _____

42 PRINT NAME Patty Crew SIGNATURE via email
MAILING ADDRESS Hwy 33, GV
EMAIL _____ PHONE _____

43 PRINT NAME Michael Barnum SIGNATURE via email
MAILING ADDRESS E. 10th St.
EMAIL _____ PHONE _____

44 PRINT NAME Al Smith SIGNATURE via email
MAILING ADDRESS 110 Chippendale

45 ~~EMAIL~~ Chuck Chamberlain PHONE via email
2307 E. 3rd St.

OPPOSITION TO REZONING PETITION (Mann property facing E. 10th Street)

Sunday, January 13, 2008 9:06 PM
TONY PARKER <tparker1961@msn.com>

RE: requesting your support to oppose rezoning on E. 10th St.

I oppose the rezoning request -

Raymond Anthony (Tony) Parker
1600 Hollybriar Lane
Greenville, NC 27858
1-252-355-5281
tparker1961@msn.com

✓ Please let me know if there is more I may do to help - thanks for helping crusade for Smart Growth! - Tony

Date: Sunday, January 13, 2008 9:40 PM

From: Twark, Jill <TWARKJ@ecu.edu>

To: rebeccapowers@suddenlink.net

Subject: please add me to the petition requesting my support to oppose rezoning on E. 10th St.

Dear Rebecca,

Please add my name to your petition and thanks for your work to prevent this property from being rezoned heavy commercial.

✓ Jill Twark
3702 Live Oak Lane
Greenville, NC 27858

Date: Sunday, January 13, 2008 10:21 PM

From: Ann Maxwell <abmaxwell@embarqmail.com> 

To: rebeccapowers@suddenlink.net 

Subject: Re: requesting your support to oppose rezoning on E. 10th St.

Size: 5 KB

✓ You may add my name to the list of people opposing the rezoning on E. 10th ST. My name is Ann Maxwell and I live at 1506 East Fifth Street, Greenville.

Date: Monday, January 14, 2008 5:32 AM
From: Marion Blackburn <mpblackburn@earthlink.net> 
To: rebeccapowers@suddenlink.net, Calvin M <mercerc99@yahoo.com> 
Subject: Re: requesting your support to oppose rezoning on E. 10th St.
Size: 9 KB

Hi Rebecca

✓ This letter is a great start. Thank you so much for taking initiative on this issue. I will try to attend the meeting if you think having me there would be useful. You may also add my name to the petition. (Marion Blackburn 802 River Hill Drive).

Date: Monday, January 14, 2008 8:43 AM
From: Mooney, Linda <MOONEYL@ecu.edu> 
To: rebeccapowers@suddenlink.net 
Subject: RE: requesting your support to oppose rezoning on E. 10th St.
Size: 5 KB

I am in opposition to the rezoning on East 10th Street/Highway 33.

✓ Linda A. Mooney, Ph.D.
Department of Sociology
East Carolina University
Greenville, NC 27858
252.328.6137

Date: Monday, January 14, 2008 10:17 AM
From: Brewer, Kori <BREWERK@ecu.edu> 
To: rebeccapowers@suddenlink.net 
Subject: petition signature
Size: 23 KB

Please consider this a signature OPPOSING the request to rezone 10th/Hwy 33.

✓ Kori L. Brewer, Ph.D., 208 N. Harding St, Greenville NC 27858

Date: Monday, January 14, 2008 10:45 AM
From: Marty <martypriddy@suddenlink.net> 
To: rebeccapowers@suddenlink.net 
Subject: 10th St. rezoning
Size: 1 KB

Ms. Powers,

I received an e-mail from the TRUNA neighborhood association regarding the rezoning of east 10th Street. I would like to add my name in opposition to the zoning of any tracts in this area to heavy commercial.

I am sending this item to my daughter who recently bought a townhouse on Portertown Rd. One of the deciding factors for her purchase in the area was the lack of heavy commercial development.

Please let me know if I am sending this e-mail to the right place for the petition.

Thank you.
Marty Priddy

: Tuesday, January 15, 2008 2:52 PM

From: Marty <martypriddy@suddenlink.net>

To: rebeccapowers@suddenlink.net

Subject: Re: 10th St. rezoning

Size: 2 KB

Ms. Powers,

I will be unable to attend the planning and zoning meeting regarding the tracts on 10th Street. I did not send my full name, street address and phone number before, but want to make sure you can use my name on your petition.

Thanks.

Marty Priddy
614 Maple Street
Greenville, NC 27858
(252) 752-0416

Date: Monday, January 14, 2008 6:15 PM

From: Jim Sullivan <jimsullivan_8@msn.com>

To: rebecca powers <rebeccapowers@suddenlink.net>

Cc: larry spell <larry@larryspell.com>, pat dunn <pdunn2@suddenlink.net>

Subject: Petition opposing rezoning

Size: 5 KB

Hi..My name is James C. Sullivan..105 N. Harding Street Greenville N.C. and I am opposed to any rezoning of the tract next to the Pinewood Memorial Cemetery.

My situation I'm sure is not unique but.... my wife is buried in that cemetery and on that side that is being considered for rezoning. I expect to be next to her someday. I never thought heavy commercial would be next door!!!

I think all cemeteries should have a respectful quiet zone next to them. How about having a funeral for one of your loved ones and the preacher and others speaking having to compete with commercial noise!!!! Or just being there for a visit.. Quiet is nice!!!!!!!!!!!!!!!!!!!!!! Quiet in very needed!!!!!!

Rebecca Powers.. Thanks for leading this effort. I hope to meet you some day and say thanks!!!!!!!!!!!!!!!!!!!!

Jim Sullivan
105 N Harding Street
Greenville, N.C.
758-4815

Date: Monday, January 14, 2008 6:53 PM

From: Patty Crew <bpcrew@suddenlink.net>

To: rebeccapowers@suddenlink.net

Subject: thanks for the info

Size: 3 KB

thanks for the information....I hope many oppose changing 33 to so much commercial properties.

Greenville Blvd. and HWY 11 were

building so fast with no planning for traffic flow, stoplight order, etc.

residents that have neighborhoods that access Greenville blvd now have a nightmare entering and exiting their neighborhoods. 33 has neighborhoods that do not have easy access to enter out of their neighborhoods either.. nothing is built in Greenville to follow an attractive there...it's just sell and build. we can have a few businesses, but we hope that it will not get blown out of proportion..thanks

Patty Crew

Monday, January 14, 2008 7:14
PM

✓
From: Michael Barnum <mbarnum@suddenlink.net> 📧

To: rebeccapowers@suddenlink.net 📧

Subject: Petition-East 10 St.

Size: 854 Bytes

Ms. Powers, please add me to the petition against heavy commercial zoning of
e. 10th st. thanks,
Mike Barnum
252-752-0416

: Tuesday, January 15, 2008 3:40 PM

From: Smith, Al <SMITHA@ecu.edu> 📧

To: rebeccapowers@suddenlink.net 📧

Subject: RE: requesting your support to oppose rezoning on E. 10th St.

Size: 5 KB

Rebecca -

I had planned to be there tonight but I can not make it due to illness.
Please ad my name to the list of objectors.

Al

✓
Al Smith, PhD
Director, First Year Center
East Carolina University
201 Whichard
252-328-4173 phone
252-328-6880 fax

e: Monday, January 14, 2008 2:55 PM

From: Chuck Chamberlain <chamberlainc@suddenlink.net> 📧

To: rebeccapowers@suddenlink.net 📧

Subject: E. 10th St. Rezoning

Size: 1 KB

In response to Inez Fridley's email to all the TRUNA members,- I do
not support the rezoning request along East 10th St..

I am sure that there will be some sort of development along the
portion of East Tenth St. being considered, but CH is not acceptable.
There are offices in the area which do not spawn the traffic and
congestion that a seven day a week business will have. Traffic
congestion, speed and lowered visibility already are undesirable on
that part of E. 10th St.. The new traffic signal at the new Lowe's
Home Improvement complex is only a sign of the times unless further
heavy development is curtailed.

✓
Charles F. Chamberlain
2307 East Third St.
Greenville, NC 27858
758-3031



September 5, 2007

Mr. Harry Hamilton, City Planner
City of Greenville
P.O. Box 7207
Greenville, NC 27835

RE: Greenville Medical District

Dear Mr. Hamilton:

The Greenville Medical District has developed into a Regional Medical complex that is a major employment center and destination to tens of thousand of persons monthly. The Medical district includes Pitt County Memorial Hospital (PCMH), Brody School of Medicine, PCMH Heart Hospital, Allied Health Schools, ECU Heart Institute, ECU School of Nursing, ECU/Laupus Health Sciences Library, Moye Medical/ECU Practice Plan Building, major future projects including the ECU Dental School, Family Medicine and Monk Geriatric Center and more than 100 private practice physician's offices and medical related businesses. We are informed there are also 933 nursing home and retirement beds, 3,800 non-single family residences, 835 hotel and motel beds and nearly 100 separate businesses located and operating in the Greenville Medical District.

PCMH currently employs 6,300 full time workers and provides medical services to thousands of patients on a weekly basis. Projected admissions for the upcoming year exceed 38,000 patients. The Heart Hospital scheduled for completion in 2008/2009 will employ an additional 1,200 full time workers and is anticipated to provide services to 3,000 to 5,000 patients separate from the main (PCMH) hospital.

In addition to employees and patients, many thousands, including service providers and visitors, pass through PCMH on a daily basis and a similar ratio can be expected to frequent the Heart Hospital once operational. As both facilities grow in number of beds and services, the total number of employees, service providers and visitors will continue to increase proportionally. Expanded ECU operations and the resulting increase in the number of faculty, patients and students will also contribute to the growth of the daily population in the Medical District area.

Many hospital employees also reside in the residential developments scattered throughout the District. Once regarded as an exclusive office and institutional area, the District has by design grown to become a residential community with a significant 24 hour population. Planned ECU student resident hall development in the McGregor Downes Road corridor and inevitably more apartments, condominiums and duplexes will also add to the residential presence.

The Medical District plan adopted in the mid 1980's served the interest of the medical community and facilitated the development of the regional medical complex we all value today. The restrictive land use pattern established by the original plan prohibited undesirable and unlimited commercial development on the adjacent thoroughfare streets and provided expansion opportunities for compatible medical related uses. The original plan accomplished its intent in this area and continued adherence to the goals and objectives is essential.

Mr. Harry Hamilton, City Planner
September 5, 2007
Page 2 of 2

As the medical area has matured, evolving conditions warrant certain changes to insure a vibrant, efficient and sustainable environment. This evolution has been anticipated and the unprecedented growth in the Medical District has focused attention on the present needs and opportunities. A major and pressing need is in the area of employee and visitor external services.

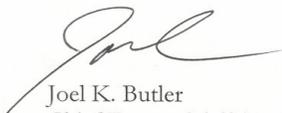
Employees of the various private offices and institutional facilities, District residents and other persons who frequent the Medical District are aware that there is at present a shortage of retail and personal services in convenient proximity. The lack of nearby services and retail, including convenience shopping and restaurants, encourages employees, residents and visitors to make frequent out-of-district trips which in turn contributes to traffic congestion.

In addition to out-of-district trips, the growing residential population to the west of the NW Loop has contributed to high numbers of pass-through vehicles in route to commercial areas available east of the District. In combination these conditions greatly impact the roadways and contribute to an unhealthy and undesirable environment for the Medical District we all seek to protect. NCDOT traffic counters located at eight locations in the Medical District reflect at least 129,000 vehicles daily though some of those recorded trips could be duplicates passing over more than one counter in a single trip. The point is nevertheless the same that there is an enormous amount of vehicular traffic in the Medical District.

In the interest of providing the external support facilities necessary to accommodate the present and growing number of persons associated with the medical area, the hospital administration requests that the City undertake a study of the present Medical District land use plan and recommend necessary adjustments to accomplish the desired services.

It is understood that to accomplish this goal, strategically located commercial zoning will be required. The hospital staff looks forward to contributing to the development of a plan that furthers the interests of the medical community and the City of Greenville as a whole.

Sincerely yours,



Joel K. Butler
Chief External Affairs Officer

Enclosures

cc: Vice Chancellor Mickey Dowdy
Vice Chancellor Phyllis Horns
Mayor Don Parrott



DESIGN AND
CONSTRUCTION

December 19, 2007

Mr. Harry Hamilton
City Planner
City of Greenville
Planning Department
201 W. Fifth Street
Greenville, NC 27858

Re: Proposed Changes to Medical District Plan

Dear Mr. Hamilton:

We appreciate the opportunity to review the proposed changes to the Medical District Plan.

The following are some recommendations for your consideration:

- On pages 9 and 10: Change the reference to the new tower at PCMH from Heart Hospital to ECHI, with a completion date of 2008. The bed count is actually 162. Also, Physicians East and SurgiCenter are not mentioned in the list of major facilities in the medical district.
- Plan "B" (focused on more residential), which has been the guiding force of the Medical District Land Use since 1993, now appears to be moving more in the direction of commercial use with some continuation of residential growth. Overall, this appears to support our interest in having more support services available to patients, families, and employees, creating what may be a more efficient, "self-contained" medical district.
- The 10th Street Connector Project is referenced but does not show clearly on the maps.
- On page 36 and on others, PCMH is referenced as a government entity. PCMH is a private entity.
- On Pages 48-55, provide high-level view of effort to correct "imbalance of existing and future allowable use that will result in a shortage of service delivery and retain options.

-2-

- On page 39, the 2 parcels east of Allen Road and south of Stantonsburg are owned by SurgiCenter Services, a subsidiary of PCMH.

At the Board of Trustee's Building Committee meeting held on December 17, 2007, the consensus was to accept the proposed changes to the City's Medical District Plan to ensure an equitable balance in medical, commercial and residential zoning areas.

Sincerely,



Timothy J. McDonnell, AIA
Chief Design and Construction Officer

lsy

cc: Dave McRae
Steve Lawler
Janet Mullaney
Joel Butler
Sue Collier
File: City of Greenville



Division of University Advancement

East Carolina University
Greenville Centre, Suite 1100
2200 South Charles Boulevard • Greenville, NC 27858-4353
252-328-9595 office • 252-328-0922 fax

September 6, 2007

Mr. Harry Hamilton
City Planner
City of Greenville
200 W. Fifth Street
Greenville, NC 27834

Dear Mr. Hamilton:

Without question the results from establishment of the Medical District have been impressive and very successful. We join Pitt County Memorial Hospital and others in expressing support for a review of the original plans and goals, with an eye towards modification that might address some of the evolving needs of employees, patients and visitors of ECU Physicians, Pitt County Memorial Hospital and other offices within the Medical District.

To recap some of our progress since the Medical District was established –

- The Brody School of Medicine, Allied Health Sciences, Nursing and the Laupus Health Sciences Library currently occupy 1,452,000 sq. ft.
- Approximately 1,500 students, residents, interns, faculty members and staff are on our campus daily.
- Approximately 346,000 patients visit us annually. As we complete the East Carolina Heart Institute facility and a new Family Medicine Center, those numbers will continue to rise.
- With the General Assembly's recent appropriation of \$25 million toward the ECU School of Dentistry, we fully anticipate the addition of approximately 300 faculty and students over the next several years.

In addition to reviewing the need for additional services, a review might also look at traffic planning to serve the Medical District over the coming decades. We appreciate your consideration of a review that might lay the foundation for continued success as the Medical District continues to grow. Please let us know if we can provide additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Michael B. Dowdy'.

Michael B. Dowdy
Vice Chancellor for University Advancement

MBD/ljo



Division of University Advancement

East Carolina University
Greenville Centre, Suite 1100
2200 South Charles Boulevard • Greenville, NC 27858-4353
252-328-9595 office • 252-328-0922 fax

November 30, 2007

Mr. Harry Hamilton
City Planner
City of Greenville
Planning Department
201 W. Fifth Street
Greenville, NC 27858

RE: Changes to Comprehensive Medical District Plan

Dear Mr. Hamilton:

Thank you for forwarding a draft of your study of the Greenville Medical District needs.

Your review appears to be thorough and your proposed changes to the Greenville Long Range Comprehensive Plan lays the groundwork for additional services and support needed daily by employees and visitors to the Medical District.

Over time, I am sure there will be other issues for review and comment but your proposed report and suggested changes appear to be in order for now.

Thank you for your efforts in this area and let us know if you need additional information.

Sincerely,

A handwritten signature in blue ink that reads 'Michael B. Dowdy'.

Michael B. Dowdy
Vice Chancellor for University Advancement

MBD/ljo

East Carolina University is a constituent institution of the University of North Carolina. An equal opportunity/affirmative action university, which accommodates the needs of individuals with disabilities.