

June 21, 2005

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

Mr. Jay Yates - *	
Mr. Len Tozer - *	Mr. Bob Ramey - X
Mr. Dave Gordon - X	Mr. Jim Moye - X
Mr. Tim Randall - *	Mr. Don Baker - *
Mr. James Wilson - *	Mr. Bill Lehman - X
Mr. Porter Stokes - *	Ms. Melba Gorham -X

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

VOTING MEMBERS: Yates, Tozer, Randall, Baker, Wilson and Stokes.

PLANNING STAFF: Merrill Flood, Director of Planning and Community Development; Harry V. Hamilton, Jr., Chief Planner; Carl Rees, Urban Development Planner; Andy Thomas, Planner; Chantae Gooby, Planner; and Kathy Stanley, Secretary.

OTHERS PRESENT: Ray Craft, Council Member; Wayne Bowers, City Manager; Dave Holec, City Attorney; Bill Richardson, Deputy City Manger; Andy Harris, Redevelopment Consultant, Ron Svejksky, Transportation Planner; Don Edwards, Chairman, Redevelopment Commission.

MINUTES: Motion was made by Mr. Stokes, seconded by Mr. Baker to accept the May 17, 2005 minutes as amended. Motion carried unanimously.

REQUEST BY THE REDEVELOPMENT COMMISSION – CONTINUED TO JULY VERBATIUM TRANSCRIPT

Chairman Yates: Number Four, Center City Redevelopment Plan. Item Number One, Request by the Redevelopment Commission. At this time Mr. Don Edwards is going to come forward and give a presentation.

Mr. Don Edwards: Thank you Jay. My name is Don Edwards. I'm the Chairman of the Redevelopment Commission. Tonight we will hear a presentation on the plan from Mr. Ken Betsch of Betsch and Associates, LLC along with other members of the consulting team. Before we call on Mr. Betsch I would like to explain that this plan has been developed over an 18 month period. Eighteen month period by the consultants and the Redevelopment Commission. The Redevelopment Commission was established in November of 2002 by the City Council. The purpose of the Commission is to redevelop blighted areas of the city. The Commission's primary attention is on the Center Business District and the residential areas to the west of that. In November of 2003 a contract was signed between the Redevelopment Commission and Betsch and Associates, LLC for the preparation of the Center City-West Greenville Revitalization Plan. Citizen input has been a valuable part of the planning process from the beginning. There have been neighborhood meetings, many neighborhood meetings, meetings with representatives from Uptown Greenville, from East Carolina University, from the City of Greenville, from

Greenville Utilities and many more meetings as well. The Redevelopment Commission held a public hearing of the plan on March 22nd of this year. Tonight is another opportunity for citizens to provide meaningful input into the plan. Early in the process a Mission Statement was established and states that the plan be prepared “to assure that Greenville, North Carolina is a better place to live, raise a family, and do business which providing the safety, security, image and economic vitality of the urban core and the neighborhoods of West Greenville.” This plan has been prepared with that Mission Statement as a guiding policy. It has been prepared carefully and was approved by the Redevelopment Commission on May 24, 2005. This is an exciting plan that will provide positive change. We appreciate the opportunity to present this plan to the Planning and Zoning Commission. We are seeking favorable recommendation of this plan. One more quick comment is, the Redevelopment Commission, the consultants, and the City staff have worked diligently and enthusiastically, tirelessly on this plan for over 18 months. Again, we’re seeking your positive recommendation of this plan. Right now I would like for Ken Betsch to come forward and present the plan. Thank you.

Chairman Yates: Thank you Don.

Mr. Ken Betsch: We’re looking forward to the opportunity to talk to you about this plan. Obviously, it’s gone through a lot of molding, a lot of modifications have gone this process and we think we can bring you a plan that it represents. We think the best interest of the entire community. Before I get started and again my name is Ken Betsch. I’d like to introduce the other two members of our consulting team Cliff Henry with George, Henry, George Associates and Dale Holland with Holland Consulting Planners. I would like to go through with you the plan and talk to you primarily about the recommendations of the plan and follow through and then give you time for the public input. This first slide shows you the area of the Redevelopment Plan. This plan, we originally talked about the definition of the bounds of the plan and as you can see it really goes up to the Tar River to the north. It goes as far as East Carolina University to the east. Basically it follows along the bounds of the Tenth Street and Tenth Street connector along the southern edge and then Memorial Drive along the western edge. Basically, you can see within the plan it defines the certified redevelopment area as a smaller sub of the plan which is the neighborhoods of West Greenville and then it also includes the balance of the area which is the Center City. As we looked at the plan some of the things we really talked about and considered as we developed the plan were the traffic patterns. Traffic patterns begin to form the, lead into the land use patterns which we looked at. We looked into the zoning, potential changes in zoning which need to be made to reinforce the plan and economic development of that plan. We looked at crime rates, crime area, blighted areas. We looked at utilities and services to those areas and then as Don said we spent a lot of time getting public feedback from a number of different groups in the community so we truly understood problems and issues that we were dealing with. This plan shows you the beginnings of the traffic patterns and it really helped us begin to frame the area. One of the most important pieces is the dotted line which is the Tenth Street Connector. It is an important internal part of the plan that connects east to west. It also becomes the southern boundary for the redevelopment area that we were talking about or revitalization area that we’ve been talking about. Another important piece of this Tenth Street Connector is that you can see also when you look at the major roads which go east west. Currently, Martin Luther King is a major through road and as we look at some of the goals we have for the West Greenville Neighborhoods we want to try to

move that traffic from that east west connection through Martin Luther King, not make it a through road but make it more a residential connector street and see that traffic move to the Tenth Street Connector. We'll talk a little bit more about some of these details and how this traffic has impacted the overall plan. Don mentioned to you the Mission Statement. This is a Mission Statement which I did want to go through again and this was sort of constructed with public input. We went through its strengths, weaknesses, opportunity, threats, exercise and then also the Redevelopment Commission helped us compose the wording which says "To assure that Greenville, North Carolina is a better place to live, raise a family and do business, which improving the safety, security, image and economic vitality of the urban core and the neighborhoods of West Greenville." The concept for this plan basically follows and we talked about a basic diagram that I've used in a lot of different cases to explain how this really works. Economic Growth allows you in any community to provide additional services. Once you can provide those additional services it improves the quality of life. Once your improve the quality of life it spirals again and spirals into economic growth. That's a pattern that you see in any city that you go to. Cities are either spiraling upward or they're spiraling downward. The key there is to really get the momentum going into a positive direction and as it does it begins to spiral upward in a more rapid fashion. One of the other things that we wanted to talk about is that a physical Redevelopment Plan can create social and economic improvement by the following means. One of those is laying the foundation for new and improved schools. You can see that we've got several locations for new and improved schools in this plan. By creating and expanding cultural resources which relate to the quality of life of the individuals in those areas. Developing new employment opportunities which is so critical to economic development to give people the opportunity to earn a fair living. To forge new partnerships to improve education, health care, and employment. One of the things I think I want to talk about is one of the things we're so excited about the plan is that we have quite an important partnership between the City, local businesses, and the University. The star and moon seem to be aligned and we've seen a lot of good things come from that. One of things being the Tenth Street Connector as you've seen and we see that as being the basis for a lot of other great partnerships. The next thing that the physical Redevelopment Plan can do is bring about physical change to eliminate blight and to improve safety and livability. Again, that quality that we're looking for, that image that we're looking for has a direct impact on the future economic development and the future quality of life that we have in those areas. Last thing, the development of affordable housing for both rental and ownership. One of things we want to make sure in everything that we talk about in the plan is that we make change, change creates stress on certain folks, it creates moves that have to be undertaken, and as we do go through that process what we want to do is make sure there is plan for implementation that take care of those folks, that allows those folks to care on their life, to move and be apart of the plan and get reintegrated into the plan. It's a very important part of the plan. As we do the physical plan that's one piece of it. The next piece is you go forward and the coming years will be that implementation. In the neighborhoods we define a series of important issues that we wanted to see to make sure we were successful in the neighborhood development. One is that as we went through to define the neighborhoods in West Greenville. We talked about its history as a center for the African-American community and we want to make sure it's very clear that everything that we want to do, we want to maintain it as the center of the African-American community and tie it more closely to the downtown. We want to provide an economic stimulus and commercial services. We talked about the library branch,

the retail node that will show you professional offices. We want to create opportunities for folks in the neighborhood, folks in the downtown to be successful. We would also want to increase home ownership in the neighborhoods. One of things we think that is a direct cause of crime and blight is, in some cases, a lack of home ownership in that area. One of things we want to do is to do everything we can to create home ownership properties. We want to create pride within the stigma area, we want to improve the schools. Improve the safety and security of the neighborhoods. We want to improve the infrastructure so people will feel comfortable investing in the area and we want to provide a new entrance into the neighborhood from the new Tenth Street connector and define the edges of the neighborhood so that you know where you are. As far as the urban core, we want to leverage large attractions to the downtown. One of the parts of our market study has been to look at what types of things we can do from the entertainment point of view to increase the body heat in the downtown. We've looked at creating a mixed use development of a hotel which can clearly be leveraged with the resources that you have. We want to develop a new entrance on Evans Street with streetscape. We want to increase the amenities, the green space and pedestrian walkways, make the downtown more walkable. We want to tie the residential neighborhoods east and west of the downtown to that center core so that we do have a pedestrian friendly environment. We want to establish and enforce design guidelines. A lot of folks look at that as being a negative, we think that's really a positive because what it does is it sets the standard, it protects the values of those folks that invested in a particular area. We do want to create residential opportunities downtown. We want to create linkages between the university and the neighborhoods in the center core. We want to develop parking garages for key projects as part of the infrastructure to leverage those projects and we want to provide infrastructure in the form of crosswalks, underground utilities, curb and gutter, lighting and landscaping. All the kinds of things that will cause people to invest in an area. We also want to develop critical mass/cluster like uses. We will identify key parcels for development and identify the types of projects that could go on those sites. We want to continue to work with the County and develop a master plan for county facilities in the downtown and use that to leverage additional body heat in the downtown. We want to develop a strong retention and recruitment program for the downtown merchants. We do want to focus the retail development on Evans Street in that core. We want to cluster light night time activities into the entertainment district. We do want to develop golden handcuffs or financial incentives to hold people in the downtown and we want to create additional financial incentives for future additional downtown investment. Now, when we started looking at the market feasibility we looked at three important areas. Cliff I'd like for you to spend a little bit of time and talk about what you did.

Mr. Cliff Henry: Obviously any physical plan must have a market demand component or it must be justified in terms of what the market is likely to buy. In this plan we tried to take a look at the uses which we thought would be most critical to this plan. Most of us know that housing is driving the market but the downtown area and the West Greenville Neighborhoods have not been able to compete for housing like we think that they should be able to in terms of the regional economy. By incorporating some of the physical ideas that Ken has come up with in terms of the physical plan we believe if those things can be implemented that over the next 15 years these areas can absorb an additional 1,350 units of housing. Housing, therefore, is driving the market in terms of changing the physical tone and character of the downtown area and that begins to spill over in terms of what might be

available in terms of convenience goods and shoppers goods. Convenience goods basically being supermarkets, drug stores; shoppers goods, basically general merchandise, clothing and etc. We see a latent demand for approximately 60,000 square feet of convenience goods and 70,000 square feet of shoppers goods. What this means is there is the potential to begin to fill up some of the vacant store fronts in the downtown with retail goods, with shoppers goods and services while at the same time introducing some new development concepts. Further as Ken indicated we see the big, big opportunity to begin to do more and more entertainment downtown. Now as a part of entertainment we also include what we call the eating and drinking category, foods and restaurants because we think that those things are life-style in terms of entertainment so we see the support for approximately 144,500, I hate to use number like that but that's just the way the models come out, but somewhere around 150,000 square feet of entertainment space. What this means is that with these market forces we can begin to look for catalytic projects because it is a catalytic project which really converts theory into practicality and reality when we go in terms of the implementation of these plans. We talk about the Tenth Street Connector, the revitalization of the Center City, the 45 Street CDBG revitalization area and very importantly at least what is important to me is the reconstruction of the Martin Luther King Drive. This could be a new and major amenity of going through the West Greenville community which could contribute to a total change of image and begin to set the tone to attract the market that we're talking about.

Chairman Yates: Could you please state your name for the record? I'm sorry.

Mr. Henry: My name is Clifton Henry.

Chairman Yates: Thank you.

Mr. Betsch: We will go back and we'll talk about some of these catalytic projects with Cliff as we get into the different parts of the plan and we will come back to that. As we look to the Revitalization Plan, here are the major objectives that we had. First was to maximize vehicular and pedestrian access to the Center City, Tenth Street connector being one of the major pieces of that. We want to continue the present land use with the emphasis on mixed use developments. In this day and age it's hard to leverage private projects and in some cases just completely publicly or completely privately and a lot of cases those mixed use projects with the different sort of clientele going in together can make those kinds of things happen. We want to define the boundaries of the downtown. We wanted to make sure that when you ride to the downtown you know that you've arrived at a special place and we wanted to connect the residential neighborhoods on either side of the downtown to that center core again to create the body heat to support those services in the Center City. We want to improve the image of Center City. We want to improve the image of West Greenville by elimination of a lot of the non-conforming uses. You've got industrial uses in the center of the downtown, you've got a lot of commercial uses along Martin Luther King which really don't belong in that residential area. We want to really strive to eliminate those uses so that the other proper uses can flourish. We do want to promote joint opportunities for quality development to enhance the identity of the City of Greenville and East Carolina University. These two folks, these two groups are now working together on a number of initiatives. We see the university really taking a step forward now to do some things which that they have with their growth on the next seven years to really do to help leverage things in the downtown and the West Greenville neighborhoods.

We do want to maintain the small town character. We don't want huge buildings and huge projects that are out of scale and out of character but we also know that we do what to increase the density of the activities in the downtown. One of the other things we want to talk about is the ability that we have to increase the amount of open space and the emphasizes and use of those open spaces. The Town Common is a space a lot of people would kill for. It is a huge space, that space alone would really service a lot of areas in the downtown and therefore we think it's very important to build upon it and to define its edges so it can be an important part of downtown. Another thing to do is to increase night and weekend activity in the downtown. Get day time uses that use the downtown very actively during the day time, share those same resources in the evening with night time activities. The Traffic and Parking recommendations include completing the Tenth Street corridor. We want to change Martin Luther King, Jr. Drive to a neighborhood collector street not a through street. We want to improve certain key Tenth Street corridor intersections because as you come from west to east into the downtown those are the major entrances, major announcements of the different activities in the downtown. We want to reestablish Evans Street as a major route into the Center City. The first time I came here when I looked at the downtown I drove in on Cotanche and Charles Street I thought it very odd you come into the downtown and end up really opposing a one-way street coming from the other way. I thought that was sort of an odd way of doing it. When I drove into Evans, Evans was a straight shot, went right through the commercial core and went right straight to the Town Common. I said "gosh this seems like a logical place to enter" and so I think we need to do some things to emphasize that. At the same time when you're looking at the university and the growth that it has the only logical place the university has to go is really to the west. They can't go really to the north, Tenth Street is a barrier to the south and they also have residential neighborhoods to the east. There is a lot of opportunity, however, for them to grow to the west and if you move the center, the entrance to downtown from Cotanche to Evans Street, it's just logical that it allows them to capture more land as part of the university. We do want to deemphasize Dickinson Avenue as a major entrance into the Center City. As we will talk about later one of the things we want to do with Dickinson is emphasize it though as a retail, arts and entertainment center district using the existing historic structures you have in that area to play off on. We want to establish potential locations for additional surface parking. The parking study has been done. We've identified that there is plenty of parking in the downtown but that we really need to position that parking appropriately and to enhance parking in certain areas where we can do that. We want to land bank property for future parking structures. Again, to have infrastructure leverage for large projects and improve the pedestrian circulation systems in the downtown. Land Use Objectives. Emphasis on joint use projects with the university. Expand the boundaries of the downtown to connect to the residential area east and west and tie them to the downtown. We want to create a commercial development along the major corridors of Tenth and Evans Street and we'll show you in some of the slides what we're planning to do there. We want to improve the open space in the Town Common so we can leverage additional development around the Town Common but make no mistake about we do not intent to develop the Town Common itself. We also intent to develop Dickinson Avenue as a center, as a corridor for the arts and entertainment. We want to increase the density and scope of the land use to create the night and weekend activities and removal of incompatible uses. This map shows the future land use, what we are proposing and it really shows how we are trying to concentrate the commercial uses in the Center City. We're trying also to make the neighborhoods in

West Greenville all single family residential as much as we can to emphasize that with our zoning and land use because we want to promote that in the fine style that it was at one point in time. You see the Tenth Street connector. One thing I want to share with you as you look at that connector the routing for that has not been chosen. DOT is working on it at this point in time and they will work with the City to establish the final routing and establish then how that impacts the areas that it goes through. Zoning Recommendations. Let me just touch on this very quickly. We do want to change the uses at the northern end of the downtown to CD. We do want to have the center commercial uses there. We're going to change the zoning along the Tenth Street corridor from CDF, Commercial Development Fringe, to Downtown Commercial because we want zero lot line. We don't want the kind of uses that crept in with the CDF. We want to remove the Industrial uses in the Center City. We want to change the CDF zoning along Martin Luther King Drive to all R6S but we want to emphasize we do want to allow for traditional service uses to remain in that area which support the neighborhood. We want to change R6 zoning throughout West Greenville to R6S. We want to encourage development of single family residential development. We also want to increase home ownership throughout that area. Then finally we want to create an overlay district in the Center City which does not allow bars which do not serve food. This shows our proposed zoning those same recommendations. You can see the concentration of the CD zoning in the Center City. The concentration of the R6S zoning in the West Greenville neighborhoods and you can see a couple of areas where we are, Institutional zoning, where we are recommending the school project and it is location and recommendation to expand and improve Sadie Salter School and its grounds in that location. This is a conceptual plan that you want we're talking about and I just wanted to just talk very briefly, this is the Tenth Street connector. We've shown that with a very heavy streetscape because we want to improve the quality of that image as you come into the downtown. Lots of folks have come to the downtown currently say "how do I get there?". We've had people who have gone, actually try to find East Carolina University get lost. We want to use Tenth Street as you come in from the west as an orientation device and then you have a major intersection here at the boundary of the improvement. Here is Sadie Salter School and we want to create a new entrance into the neighborhoods of West Greenville this way and use the school as a nice front door for all of that. We have another major intersection here where we're using the Tenth Street connector to create an on-grade separation of the railroad track with Tenth Street so that emergency vehicles can go east to west without being held up by the trains. Again, that's a lot of study that will go through and particularly this whole Tenth Street corridor is being studied by DOT in terms of that particular routing. Another thing that we're looking at here is the major intersection of Tenth and Evans which is the entrance into the downtown which leads you right through the commercial core and leads you right to the Town Common. One of the things we'll show in another slide is we've created an opportunity to create a secondary entrance or the primary entrance to East Carolina University which orientates itself to Tenth Street in an area where the existing buildings will really allow that to happen relatively easy. Then what you see is what we're trying to do with the development, and we'll show a slide here, what we're trying to do with development along Martin Luther King Drive by removing the incompatible uses. We want to try to create a commercial node to give a lot of the businesses, which support West Greenville, a really good chance to be successful based on the traffic that will be generated by the Tenth Street connector. This is the Dickinson Avenue corridor and what we're trying to do is maintain that as a through street and work with this on-grade separation of the

railroad track, very tricky intersection, don't know how that is going to exactly happen but what we want to do is we want to do in-fill, we want to save the existing buildings in this area to create that arts/entertainment district. We want to do a lot of development along the Tenth Street corridor by improving the streetscape, putting utilities underground, to give us opportunity for growth there. Then if the university expands in this area, if they're located here and they expand generally into this location, what we want to do is put uses immediately across here which are leveraged by the university but are public/private uses that go along with that. We've also shown an alumni center/hotel/office building core project that we're going to locate in the downtown core working through that. We are also showing some of the opportunities for residential development overlooking the Town Common based on improvement of the Town Common. We're looking also some development of additional residential projects in this area which will help provide the linkage with West Greenville neighborhoods and the Center City core. As we took that Center City Redevelopment another really important piece of that has been the West Greenville Certified Redevelopment Plan. What it does is it does follow all the statutes. It's all developed in accordance with the North Carolina General Statute 106A-513(d) and basically it has to do with dealing with the residential blighted areas as defined in the statutes. What we've really tried to do in this area is to create a plan to move forward and to do redevelopment that in accordance with those laws. This is the definition of that area and it is shown as a smaller subset of the overall redevelopment area. We've also worked with the City's existing plan for the 45 Block CDBG Grants and this shows those areas which are within a subset of that area. We've actually made a few modifications of that plan to coordinate with our recommendations for the overall plan. Here is an impression of what the intersection will look like as you go along Tenth Street, which is along the bottom of the sheet. This is the new route into the West Greenville neighborhoods. You can see the existing school and the potential expansion of the school and grounds to create a new entrance into the downtown or into these neighborhoods. This is a little bit further down Tenth Street and it's an indication of the land we're trying to assemble to create a commercial node for the businesses. Cliff mentioned the types of businesses that could be leveraged with the market share that we can capture in this area. We want to provide a place for it and try create that opportunity and we want the businesses of West Greenville to flourish in this area but we also want them to have the opportunity to take advantage of the traffic that's going on the Tenth Street connector. As you can see here is the edge of the Sadie Salter School grounds in that slide. This is a slide that shows what we want to do with Martin Luther Kind Drive. We basically want to use the traffic circles that's at each end as a way of calming the traffic and signaling the fact that you have entered these areas. We also want to take advantage of the existing wide right-of-way and narrow the pavement and take advantage of the wider right-of-way that we have in that area to do the streetscaping in, the additional sidewalk work in that area. We want to take the overhead utilities in there and move them to a secondary street so again if we move the commercial uses and non-compatible uses that don't belong in that area and fill it in, we think we have an excellent opportunity with the market shares that is available in housing to redefine this area. This is an example of one of the historic uses we're looking at along Dickinson Avenue to try to take existing buildings, make recommendations for reusing those buildings. This shows an example of the before and after of a portion of the Dickinson Avenue corridor and how we want to again reduce the scale of it, make it an arts and entertainment district. It introduces streetscape, introduces other buildings and in-fill but most importantly take advantage of the

historic structures along that corridor. As we look at the implementation plan and you can look through the booklet, we've done a fairly detailed summary of sources and uses of funds, developed schedules and all to form a frame work to begin the implementation. The important projects that we see are the development of Design Guidelines. It's very important that we have a path forward and way to define the quality of what we want to do. It's important that we start a plan of streetscaping so it's phased along with the major projects that we want to do. We've talked about an independent living center. There's a demand for it. There's people interested in doing that to help provide for certain housing opportunities in the West Greenville neighborhoods. The hotel/alumni center office building is a project jointly done or being pursued by the university and the city. We think that project has an excellent chance of being successful. We want to continue with the West Greenville housing projects going in the 45 Block CDBG Program, continue that work and make sure that work is tailored to the needs for the neighborhood. We want to see the Tenth Street connector go through and be completed. We want to see the Sadie Salter School renovation program, again, start to define that new entrance to the West Greenville neighborhoods. We want to show as we showed to you the redevelopment of the Martin Luther King, Jr. Drive we think that is critical to getting the turnaround that neighborhood and the beginning to create opportunities and desires for additional investment in that area. We mentioned the Dickinson Avenue arts/entertainment district with all the recommendations that we mentioned before. Here are a few illustrations, the entrance that you see coming in on Evans Street looking straight down Evans Street but it shows you again the option of the university on the right hand side and they've leveraged the projects that could be leveraged on the left hand side related to the university but also having public uses. This shows the potential entrance into the university from Tenth Street. You see the existing clock tower, the existing drive there, all it is is a matter of adding that as a way of showing off the university to folks pass through. This is an idea of some potential improvements in the Town Common and it shows how we can fence that area, provide definition of boundaries and then create additional leverage development on the south side of First Street. This is another idea of creating additional body heat in the downtown as the university begins to expand in there. What we would like to see them do is to bring university housing into that area, a new dining hall has been constructed in this area although it looks very different from what we had shown. This housing has an opportunity to generate more folks there and bring those folks close to the university and create a walkable downtown. This is an artist impression of what could be the performing arts center again one of the projects that was high on the university's list, something that could be leveraged for public use but also highly tied to activities of the university. This is another impression of the type scale project we're looking for the alumni center the hotel in the foreground and the office being heavily leveraged by the university. Do you have any questions?

Chairman Yates: Any questions for Mr. Betsch? Any questions for Mr. Henry? Thank you Ken. One second madam and we'll open up the public hearing. Mr. Holec please give your presentation.

Mr. Holec: This matter is before the, is on your Planning Commission's agenda as, it's a part of the statutory procedure for the preparation and adoption of the Redevelopment Plan. The Redevelopment Commission after holding a public hearing had approved the Redevelopment Plan for the West Greenville Certified Redevelopment Area and the Center City Revitalization Plan and submitted both of

them to the Commission for its review. Tonight's meeting is a component of this review and receipt of public comment is a part of this. Planning Commission has 45 days to certify its recommendation on the Redevelopment Plan and the Revitalization Plan. Your recommendation actually goes back to the Redevelopment Commission. The recommendation is either of approval or of rejection or of modifications specifying the recommended changes. Actually in your agenda package and what is requested that you act on is there is two separate Resolutions for the Planning and Zoning Commission to consider. One relates to the Center City Revitalization Plan and the other relates to the Redevelopment Plan for the West Greenville Certified Redevelopment Area. Those that are written in there are of approval, of course, you do have those three options, again, of approval, of rejection, or of modification specifying any specific changes. It's not required that the Planning Commission take action at tonight's meeting. You may wait until the July meeting to certify your recommendation. If you wait until July there is no requirement that another public hearing be held in July so you can if you desire to what to consider the input or consider other things, have additional review, again, it's not required that you act tonight. You can wait until July and there's not a requirement for an additional public hearing to be held before the Commission. Upon receipt of the Planning Commission's recommendation the Redevelopment Commission then make modifications to the plans and then it is to submit the plans to City Council along with the recommendations of the Planning Commission. Council then holds another public hearing and Council may approve, amend or reject the plans as submitted. That's the process. Your next thing would be to go ahead and receive public input.

Chairman Yates: Thank you very much. At this time I'm going to open public hearing. Before we do it has been our policy over the past several years to limit each person speaking to 3 minutes. I've got a timer and when you come forward if you would please state your name for the record. I'll try to give everybody a chance to speak but please try not to be repetitive. At this time we'll open up the public hearing. Anybody wishing to come forward please state your name for the record and you have 3 minutes.

Ms. Barbara Fenner: Good afternoon, my name is Barbara Fenner. I'm a resident of West Greenville, a native of Greenville, North Carolina and just in case I ramble I want to start off my saying that I hope that this Planning and Zoning group rejects the West Greenville plan because there is no plan at all. As I listen to the discussions from our consultant West Greenville is only a pass through community. A pass through community in which is going to be blocked off. No school, that we had no input in the planning of, is going to be the gateway of our community. Additionally, there is no physical plan that is going to increase growth and economic stability for an area once you take all of the economy outside of that community. Traditionally West Greenville has always been a mixed use community. I don't understand why mixed use is good for downtown for its viability but it's not good for the viability of the West Greenville African-American community. West Greenville corridor and it's not just MLK. West Greenville corridor consists of, business corridor, consist of West 14th Street, Albemarle, Grande, Dickinson and MLK. This plan will destroy the total economy of the average black man that works in West Greenville. They do not work at East Carolina University, they do not work for the City of Greenville as you can see and they do not work at the hospital except for mopping and some menial kinds of tasks. These men have created businesses of their own. They have invested in the

property and no the city has not helped them the way it has the downtown Center City. Being a native I know that we had a Planner that destroyed our traditional downtown by putting beautiful streetscapes down there because that was vogue in the 60's. Every major southern city was destroyed with some Planner putting all of those plants in the middle of the street. We had to pay money to get rid of those plants in the street. Our downtown is just beginning to be viable because we have changed this so many times. We have had so many consultants in to help change the Center City now here we go again but no one is willing to look at the economic viability of West Greenville. I personally did a study, as a person who is trained in planning, I personally did a study of the businesses because your consultant did not do that. Your consultant did not contact over 30 some individual businesses in West Greenville. The city has been contacting individuals one by one concerning their property. Fair market value of property. Our Mayor is an accountant he knows that businesses are not evaluated simply on the basis of capital investment. There're services that are run out of those businesses. Those men have families, they send children to school. Tenth Street is not a traditional African-American business corridor they don't own the land there and why should they sell their land and their property in West Greenville to go and rent to someone else at a higher rate and destroy their businesses. Let me tell you something I visited over 32 businesses, direct contact. From 0 to 5 years there are those who had been in business from 0-5 years, there was at least 8. From 6-12 years, there was 9. From 12-19 years there were 4 businesses. From 20 to 45 years, there were 10 viable businesses and I'll repeat that, from 20 to 45 years and from 46 we have a business that's been operating from 46-85 years. Where are you going to move that into an incubator? What does incubation mean? No 5 to 85 year business is going to relocate to an incubator. Are they? Anyone who knows anything about business knows better than that. We need a plan. We're not against revitalization. This city needs work. We agree but we want to be consulted like everyone else and we want the economic and social, political impact to be determined prior to a physical plan being thrown in our face and yes there have been many meetings to tell us what a nice pass through community we're going to have. A person who has been working in affordable housing, I know that we earn less than 50 percent of the median income in Pitt County. What kind of house are we going to be able to afford without substantial subsidies that is not being talking about? Our businesses need incentives just like any other businesses. Incentives to expand, incentives to grow and to maintain their viability. I will sit down and just suggest that you reject the West Greenville portion. Oh sure, the city's plan exist. ECU has its plan and it's growing beautifully. The hospital has a plan, it's growing beautifully. Nothing has been happening in West Greenville in spite of the fact for the last 5 or 10 years our city has received over a million dollars worth of Community Development Block Grant funds from the Federal Government. Why weren't they working on those houses then? They have received funds from the State, North Carolina Housing Finance Agency. We have lots of housing resources in the State of North Carolina and in this government. Our community is failing because the city disinvested in it. What do you expect? If you don't clean the streets the way you clean the streets in other places, if you don't give incentives for development, what do you expect? Failure. At least the appearance of failure but they have survived in spite of the disinvestment and they're going to stand. This is no plan for West Greenville. We accept if you want to approve for the Center City I'm sure the Mayor and everyone who owns property in Center City is very happy, I would be too, if I owned anything there but I don't. I own in West Greenville and there is no plan that this community can accept.

Chairman Yates: Thank you Ms. Fenner. Please state your name for the record and you have 3 minutes.

Mr. Ozie Hall: My name is Ozie Hall. I have a written document that I want to pass up. I would ask that you refrain from making a final decision until you've read this document and also gotten other inputs that will be forthcoming. First of all West Greenville is about 86 percent African-American, the community itself. There is about a 40 percent adult unemployment rate, about 75 percent youth unemployment rate. The Census Bureau indicates that about 50 percent of the children there grow up in poverty in a single parent family, has a high high school drop-out rate, it also has about 20 percent home ownership there. Most of the people in a poverty condition they really can't afford to purchase low income or moderate income houses. You have kind of a terrible situation in terms of the economy there. There are things that can be done to improve it. The reality of the situation is that this plan actually is a, I would call it a race based gentrification plan because what it does is it first of all it targets about 100 jobs that exist in the African-American community. It will literally destroy 100 existing jobs in the African-American community which basically will collapse the economic infrastructure in the community then it provides for zoning that will result in basically displacing a bunch of people who are renters who live in rental housing, many for many years and it puts them in a position where it will actually over time change the complexion of the community. It's stated in the plan, if you really look at it, it's talking about a nice place to live or an attractive place between the hospital and the university. The hospital is expanding almost doubling its capacity with the nursing school, the cardiac center and the other developments that are taking place, we're talking about creating housing for those people who will be coming, a new influx of people with new jobs and all those things. This is a plan that appears to target the African-American community to gentrify it, to remove the existing people and replace them with new people coming in which will also be a majority white population. In terms of looking at this plan it actually is destructive because it is destroying about 100 existing jobs in the African-American community and it has, you're going to destroy them now by removing them and then later down the line, years later, you're going to create this commercial node and then these businesses can move to this commercial node where the businesses have already been destroyed.

Chairman Yates: Thank you Mr. Hall.

Mr. Hall: We ask you to read the plan, read what we have put here. There's been a large input from a number of citizens and we thank you for the time.

Chairman Yates: Thank you Mr. Hall. Please state your name for the record madam and you have 3 minutes.

Ms. Rena Payton: My name is Ms. Louise Rena Payton. I have two questions I'd like to ask you. Will the houses on Farmville Boulevard be getting, will they be purchased, will they be getting brick houses with no mortgage? Which is already paid for?

Chairman Yates: Are you talking about on the Tenth Street corridor? That is...

Ms. Payton: Farmville Boulevard.

Chairman Yates: Yes madam it's Farmville. This meeting has nothing to do with that. That is a comment you can direct to City staff. The pamphlet that is in the back of the room it should be on the podium. It has the phone number of who to contact on that. That is not for us to answer but the city will be more than happy to answer any questions that you have on that issue.

Ms. Payton: Can I ask you one question?

Chairman Yates: Yes madam.

Ms. Payton: Why is every time I come up here I can't get an answer? That's what I'd like to know.

Chairman Yates: I appreciate what you're saying but again I appreciate what you're saying but the number that's on the back of that pamphlet is directed to the city offices and they can answer any question on that that you have.

Ms. Payton: Well when you call the city office they don't know.

Chairman Yates: Again.

Ms. Payton: I'm going to tell you actually what I think this is all about. Moving the black African-American out of West Greenville and moving the kind of people that you want in there. That's what you want to do is moving us out and putting the kind of people that you want to put in there. I hope that will not happen. Then the houses, nice, a lot of people got real nice houses in there. Them houses been there, them houses been paid for, been kept up but what are you going to do with them that's what I'd like to know. You going to save them for the people that you want to come in there cause you want to get black African-Americans out of this city of West Greenville. That is not right. That is definitely not right. I'm here to tell you tonight every last one of you wrong when you trying to destroy West Greenville and Farmville Boulevard. We are human beings just like you'll are. We are human beings, we are no animals, no dogs, cats or whatever you might call them. We are black African-Americans. We need to be treated right but the City of Greenville will not treat you right. 32 out of 32 or 33 years you been staying in a place and have the place already paid for. Then somebody got to come along and take it or give you fair market value and the next 4 or 5 years, might not even be next 4 or 5 years, might be time you purchase it good, you'll have who you want in there. If you'll don't want black African-Americans in Greenville what you should do is come right out plain and state "I do not want you in West Greenville". That's what you should do and tell the truth about it. In my book that I read which is the Bible we have been coming up here getting a lot of lies. Just a lot of lies and I got to tell you. Every time just like you just told me that when I asked you about would we be getting a brick home just like we got with no mortgage and people houses are already paid for. If somebody would come and take either one of ya'll houses up there and if one of us would come and give ya'll fair market value for the house where would you go and get your house? You would have to get a mortgage and that's not right. You're not treating the black African-Americans right.

Chairman Yates: Thank you Ms. Payton.

Ms. Payton: Here in North Carolina and Pitt County I'll tell that anywhere. That's

no place to live.

Chairman Yates: Thank you Ms. Payton. Please state your name for the record sir and you have 3 minutes.

Mr. David Forman: David Forman. The first time I heard about redevelopment in Greenville, West Greenville, was at my church. Brother Flood and Sister Demery was there at the church telling us about the redevelopment fund. I asked them at that particular time would West Greenville businesses be affected. No. The next thing I hear all of West Greenville business will be affected. Your consultant, they're the biggest liars around. One of the things that happened was, now this is from your paper, they decreased my tax value on my property and I been having this property upgraded for the last 10 years but now they got on here slightly deteriorated. Some of the buildings, someone broke into my house and stole all my information, here's Anthony's. Anthony's building is settling, my building is slightly deteriorated. I want ya'll to see this biggest lies that ever been told and these people here trying to make a blighted situation. There's money in the getto believe me cause they can just walk in and do what they want to do. Somebody came into my house and stole my information I didn't have time to (unclear) cause (unclear). This is the best time to tell them. We are tired of this kind of stuff. When I move I'm going to be replaced I'm not going to spend a dime to be replaced (unclear) who's going to replace mine otherwise they won't get it. Believe me, ya'll can condemn it, ya'll can do whatever you want to it's going to be a blighted area.

Chairman Yates: Thank you Mr. Forman. Please state your name for the record madam and you have 3 minutes.

Ms. Theresa Belcher: Good afternoon my name is Theresa Belcher. How are you all doing today? Being an ex-resident of the West Greenville, west side of Greenville, with two children that has grew up there and by the grace of God have made it successfully without any per se, entertainment that they could be made to be successful in the west side area such as per se civic centers, YMCA, YWCA and as I say once again thanks by the grace of God that they made it. My question to the panel is this, why would R6S even be considered when within the zoning none of these facilities could be made or presented or put in this area under the R6S. Why would it even be considered with the revitalization program?

Chairman Yates: Again madam on that. That's something that we'll have to direct to the city. Did you grab a pamphlet from the podium? Okay.

Ms. Belcher: Yes, I read all of those.

Chairman Yates: The number that's on the back please call them and they can answer any question on that that you have.

Ms. Belcher: This question is not pertaining and the reason I asked this question was reading question number 13 on the brochure that you put out. On the questions on the Revitalization Plan seems to be all about land, streets and buildings and how it will address social and economic issues pertaining specifically on social issues as well as economic because without good rooted children stable and solid in their minds, souls and spirit you will not have good economic values or social values participating in, going along with and staying inside Greenville as far as having to

go outside of Greenville and putting their input, as I can say, successful economics of Greenville. I think the program, Revitalization Plan, I hope is about Greenville and not just the university.

Chairman Yates: Thank you Ms. Belcher. Please state your name for the record sir and you have 3 minutes.

Minister Robert Muhammad, Nation of Islam : Yea, we know that by now. Three minutes is what it is. My name is Minister Robert Muhammad, Nation of Islam. I'm here to direct something. You keep talking about directing everything but I want us to get straight to the point. All the resources that I'm hearing tonight is proof that these resources could have been nurtured in the community of West Greenville to enhance what was already present. Because of that neglect of West Greenville our youth are in despair and they're hopeless and so you see crime rate is up and you see that hope is down. That's all the plan from what I see because if the resources were there something could have been done to enhance the lives of all those that live in West Greenville. How I'm going to direct something to you. All the people of West Greenville that is not in favor of what they doing, can we please stand up (40 people stood). These are God's people you're talking about so I want to warn all the people of the City of Greenville that we've got a God that is powerful. We got a God that is for real and I know you don't like to hear this cause it's not in your nature but what I want to say is this the people will rise up and you see that the spirit is moving among the faces of the people and we're going to raise all hell, and we're going to educate our people in the community and we ain't going to let it go down like this. You undeveloped Africa, you undeveloped everything that we try to come to grips with. You got black men in the community trying to be responsible, trying to be businessmen and you want to shut them down because you want a gateway for ECU. We ain't going to go out like no suckers today. What I'm saying to you is this, you really need to look carefully because the people will rise and this is our time I want you to know that. Ya'll need to think about those things.

Chairman Yates: Thank you. Anybody else wishing to have any other comments please come forward and state your name for the record and again you have 3 minutes.

Ms. Louise Duncan: My name is Louise Duncan. I'm here because I called the City of Greenville and the ones I talked to could not answer my question. Mr. Rees with the Planning Department said for me to come here tonight and express that I was against them closing Dickinson Avenue at Tenth Street. I understood that there has been an article in The Daily Reflector said that Mr. Betsch was designed to do this but they didn't know whether it had been done. He did say tonight that they probably would or they might it was not real clear to me whether they would. I'd like for Dickinson Avenue to stay open. I think it would be it doesn't have to be a complete gateway in the town that Evans Street can or Tenth Street but I think there would be a lot of traffic problems if you did close Dickinson and it would affect the arts or whatever you're going to put there in the buildings. I understand that, according to The Daily Reflector, that they are thinking about making it a historic district too. Can you answer that question for me?

Mr. Betsch: (Unclear) to maintain Dickinson as a through street.

Ms. Duncan: Okay. Thank you.

Chairman Yates: Thank you Ms. Duncan. Good afternoon.

Mr. Bennie Rountree: My name is Bennie Rountree. I'm just asking this Board that any discussion that be made that it will be on behalf of the people that live in West Greenville. Your attention may be well thought of and maybe for the good of the City of Greenville but you must consider the people that live in West Greenville. I'm hoping that when the final discussion is made it will not create (unclear) where you will split the community and cause a lot of problem. I know you have a difficult job and I have a difficult job myself but I am asking you to do not make my job any harder where your job be that much more difficult. Thank you.

Chairman Yates: Thank you Mr. Rountree. Does anybody else have any other comments? Please state your name for the record sir.

Mr. R. J. Hemby: My name for the record is R.J. Hemby. I stand before you tonight representing the West Greenville Focus Group. All I want to say before you is that we're available. There's much work to be done and we're at the planning stages so 758-1490 is our phone number. As we move forward with the city and the West Greenville citizens will be more than happy to help you with anything that you need. I have nine years of experience on the Board of Adjustment and also on Planning and Zoning. If you need our expertise feel free before you make a decision to call us. Thank you.

Chairman Yates: Thank you Mr. Hemby. Please state your name for the record madam.

Ms. Demara McDonald: Good evening, my name is Demara McDonald. I'm an attorney here in the City of Greenville. My statement to you would be really to kind of summarize everything that has been said. We're asking that you reject the West Greenville Plan because as you have heard in many different ways that there is no true plan for the true benefit of West Greenville citizens. Under the Urban Redevelopment Law which is a part of North Carolina General Statutes which gives the City of Greenville an opportunity to set up a Redevelopment Commission. The State of North Carolina said that the purpose of the Redevelopment Law "was to promote the health, safety and welfare of the inhabitants thereof by the creation of bodies corporate and politic known as Redevelopment Commissions. They shall exist and operate for the public purpose of acquiring and replanting areas and holding and disposing of them in such a manner that they shall become available for economically and socially sound redevelopment." I think that if you really look at that "economically and socially sound redevelopment" that they are so many different implications that have not been really explained in the West Greenville Redevelopment Plan. There are implications that will have long lasting rffect on the inhabitants of not only the individuals that live in West Greenville but all of Greenville. There will be some substantial effect on a number of different issues political, districts, there will be a substantial effect on a number of different issues in West Greenville. The plan needs to make sure that it actually makes a commitment to truly be of genuine benefit to the individuals that live in West Greenville and also the rest of the City of Greenville but the rest of the City of Greenville second. The Urban Redevelopment Law is specific in the purpose for redevelopment. It has to benefit the inhabitants of West Greenville first. Thank you.

Chairman Yates: Thank you Ms. McDonald. Anybody else wishing to have any other comments? Please state your name for the record madam.

Ms. Sonya Smith: My name is Sonya Smith and I'm a concerned citizen. One thing I can say about development in the community people keep your peace and prayer cause the last decision is going to be upon God. Another thing is there anyway possible when the final plans come through that the citizens in West Greenville can get to know what's going on in black and white? Does anyone have anything in black and white? Step by step on what's going on with the planning?

Audience: No.

Ms. Smith: Is it possible that they can get that from the major (unclear) so they can know what's really going on? That's all that I have to say.

Chairman Yates: Thank you Ms. Smith. Does anybody else have any other comments? At this time I close the public hearing. Discussion amongst the Board.

Mr. Baker: Well it seems that there needs to be a lot more discussion. What I'm wondering is if there's been enough public meetings for the residents in that area and it seems to be there hasn't been enough to satisfy the people that are actually affected in that area. I would like possibly maybe sponsor open forums, question and answer, with direct to representing of people who live in that area cause it's obvious what I've heard tonight and seen tonight that a lot of people have been informed enough where they're satisfied with the proposal.

Chairman Yates: I think there have been how many public hearings have there been now? Andy?

Someone in Audience: It's not the number, it's the quality.

Chairman Yates: Excuse me. I gave you respect now please give us that back. Thank you very much.

Mr. Andy Harris: There's only been one public hearing thus far. This is the second public hearing and there will be a third public hearing at City Council. However, early in the planning process and I'm just saying this for your information. Early in the planning process with the 45 Block Program which later began the West Greenville Certified Redevelopment Area we had over about a 18 month period 15 meetings in the neighborhood. I'm sure a lot of these people came to those meetings but I think there is a lot of people here that didn't come to those meetings. This kind of plan is tough to communicate. It is hard to get feedback on a planning process like this and I will say when we had our public meetings and we asked for feedback and asked for recommendations there were not a whole lot of them it's more to react to what is being planned and that is a good process as well. We didn't get as much feedback as we had hoped. A lot of the people that are making comments now or whatever are making those comments in reaction to what they are seeing here and what they've heard and what they've read and what they're hearing in the neighborhood. My advice to everyone is make sure that you have straight information and that you are given full information. One lady asked about the document is there anyway you can see the document the draft document is available

in the City Clerk's Office, the draft document is a very lengthy document and it's a draft that's why we haven't printed copies for everyone. The document is also available in the Planning and Community Development Department and you are welcome to come and read the document, to look at the document, and if there are particular sections you want us to make a copy for you we'll be glad to do that. This is a complicated and complex document where the consultants and staff and working with citizens have put it together. It has not been done from any one focus it's more like a consensus type document. We are hearing a lot of people that don't have trust in this document, are not confident in this document and I agree there's probably some opportunity for more communication and maybe a forum to talk about this and to get the facts straight and to get recommendations to you. You're right, it's still a draft document it hasn't been approved yet. We're still in the planning processes so we'll take your lead and your advice.

Chairman Yates: Thank you.

Mr. Henry: Could I make a comment?

Chairman Yates: Yes sir, please Mr. Henry.

Mr. Henry: I would like to make a comment because I think a lot of the issues and questions that have been raised are really important issues and as we go forward I think everybody needs to give a lot of thought to some of these issues that have been raised tonight. One is this big issue about gentrification. Somebody talked about gentrification in racial terms. I don't think, see I think the issue is partially about gentrification but I don't think it is necessarily racial. By that I mean in economic terms we realize that the downtown and the West Greenville (unclear) in order to be health have to find someway to grow. They have to find someway to, don't get in an argument with me, let me just explain myself.

Mr. Forman: I just way to say one thing. If you feel that way why didn't you come to citizens and

Mr. Henry: Can I finish and then you can throw all your process stuff at me. We have to find some way for the community to grow. All of the numbers say that over the last 10 years the community has declined. It's not just white people even, it's black middle income people even. We've got to find someway to start the community growing again. We can get those people growing by re-attracting black families into the community hopefully or we can get the community growing by re-attracting white families into the community. By the way we were the ones that asked for desegregation in housing. We've got to figure out someway because I think it's important in meetings like this that we really are honest with each other. We have to find someway for that community to grow. We talk about black businessmen. We're killing our black businessmen because we don't have enough market. We don't have enough market. The only way we're going to get sufficient market to support our black businesses and by the way for 10 years I was Executive Director of the National Council for Equal Business Opportunity. All I did was work on minority businesses for 10 years of my life and I can tell you what kills a minority business. Not having enough market, being forced to locate in places where it doesn't have enough market and not being given access to the strength of the market, which incidentally in 2005, is not a black market or white market anymore. If we can't compete in the total market place we can kiss it goodbye. We

need to think about some of those issues as we go about this. My third point and I just want to make my third point and then ya'll can run me out of town. My third point is this we have to improve housing. We have to improve housing but we also have to protect the affordable housing base if we're going to be able not to run people who can not afford to buy homes outside the community we're going to have to build those houses for them. We don't have to run poor people out to attract more people in. It's a question of density. It's not a question of either or. We can put together a housing program that's a diversified housing program that protects low income people through rental housing and ownership housing while at the same time attracting, hopefully, black middle income people into that community if we do it right. All I'm saying is there are a lot of issues to think about. I'm not from here. I don't have the baggage and history. I will tell you these are important issues. The only thing that gets me a little concerned is I know, cause you are my people, I know we have learned how to stop things but the question is when are we going to learn how to make something happen that's really giving ourselves self interest. With that last thing I would say, with the last point I would just say give me some of your best ideas. Give us some of your best ideas in terms of what you would want in a plan, not what you don't what.

Chairman Yates: Thank you Mr. Henry. Thank you very much.

Mr. Hemby: Mr. Chairman, may I say this please.

Chairman Yates: Yes sir. Mr. Hemby please.

Mr. Hemby: I want to be fair okay. We been in this community now since 1952 so let's be fair. This community knows what's happening to them. This young man who comes in here to represent who he represents we know who he is. We know that he is in what kind of clothing and we don't have to state that. All I'm saying to Mr. Chairman is this, this is what everybody ask for, let's be fair. If you give us 3 minutes then give them 3 minutes. If he's going to speak, let us speak. The member Sir, I applaud you because that is correct. We need more time, we need more planning and let's come to the table with parity. Let's be fair all the folks is saying is give them a fair shake at an even playing field. That's all they're asking for and that's right.

Chairman Yates: Mr. Hemby, we totally agree with you. One hundred percent, we do.

Mr. Hemby: Yes sir, that's all that I'm saying is that the only reason I rose is because he was pretty much beating up the community over 3 minutes.

Chairman Yates: To be fair I did let Ms. Fenner speak must longer than that. Mr. Hall, I'm sorry I cannot let anybody else speak. Thank you very much. Again, the public hearing is closed I think we owe it to the West Greenville Focus Group to postpone a vote on this. I think we need to take a look at the document that Mr. Hemby and Mr. Hall and the rest (unclear). I also think that everybody should grab a copy if you don't have one get a copy of this in the back, it has the phone number of who to call to ask to get a draft of the West Greenville Revitalization Project. I would urge everybody to get that. I will tell you what you need to know. It's really important that you get it and again, read what's in there okay and I thank you very much. I appreciate the respect you guys have given us and I tried to do the same

thing back. Please grab it, grab the phone number and call, come down and get a copy of this so everybody knows what's going on. Yes sir.

Mr. Holec: If that's the wishes of the Commission I would suggest what you would do is have a motion to continue this to your July meeting and the day of that meeting is July 19th.

Chairman Yates: Can we get a motion please?

Mr. Stokes: So moved.

Mr. Baker: Second.

Chairman Yates: Motion by Mr. Stokes to continue the meeting till July. Seconded by Mr. Baker. Any discussion?

Mr. Randall: Are there two different issues here that we're dealing with the Center City and the West Greenville?

Mr. Holec: They actually are but they're linked. I took it has that motion covering both.

Chairman Yates: All in favor? I'm sorry.

Mr. Tozer: Question now. The Focus Group is going to talk to the city and then we're going to come back at the next meeting with more input or is there going to be something that transpires during this period to come back with something where we go somewhere here. It's like we're trying to do something but I'm not sure I'm hearing the plan.

Mr. Holec: Again that's something that you all may want to determine the way you want to go but you've held your public hearing so there's no requirement to have another public hearing at your July meeting. What you can do is the Focus Group can submit information or questions, I would suggest doing it to the city staff and they can provide that information to you so you all will have that. Is there anyother.

Mr. Tozer: Mr. Chairman I think we need to make this motion in a way that we direct something is going to happen. The Focus Group that has requested to have some more input would be part of that in directing to Merrill.

Chairman Yates: I think that is and again correct me if I'm wrong here but I think that was the reason to grab this packet with the phone numbers for Mr. Hemby to get in touch with Merrill and say "this is what we want". Are we all clear on that? Next month it's not a public hearing anymore so you guys have a month, Mr. Hemby I'm counting on you to do this. You've got a month and I'm not singling you out. It's you guys responsibility to go "hey" go to the city and they can bring back some changes or whatever they need to do but the next meeting is not a public hearing. Okay. Thank you very much. Now we have a motion on the floor. All in favor? All opposed? It's continued to the next meeting. Thank you very much.

REQUEST BY BARTLETT ENGINEERING & SURVEYING, PC – APPROVED

Chairman Yates stated that the next item is a request by Bartlett Engineering and Surveying, PC, to rezone a 10.7 acre tract, located 1,070± feet west of Allen Road, west of the existing terminus of Ellery Drive and north of Teakwood Subdivision from OR (Office-Residential [High Density Multi-family]) to R9S (Residential-Single Family [Medium Density]).

Mr. Harry Hamilton stated this request is to rezone property from Office-Residential to Residential-Single Family Medium Density. The property is located north of Teakwood Subdivision. Mr. Hamilton presented a map indicating the proximity of the site to Allen Ridge and Woodridge Corporate Park. The existing land use in the area is single family development. Mr. Hamilton presented a map of a subdivision to the south of Teakwood that will develop as single family, duplex and multi-family. The property is not impacted by the floodplain or any wetlands. The future Land Use Plan Map indicated the industrial area to the north with a transition buffer separating industrial and single family neighborhoods. Staff is of the opinion that the request is in compliance with the Comprehensive Plan.

Mr. Robert Bartlett of Bartlett Engineering, spoke on behalf of the request. Mr. Bartlett stated he would answer any questions.

No one spoke in opposition.

Motion was made by Mr. Randall, seconded by Mr. Tozer, to approve the request. Motion carried unanimously.

REQUEST BY THE MUSIC ACADEMY OF EASTERN CAROLINA, INC. - APPROVED

Chairman Yates stated that the next item is a request by the Music Academy of Eastern Carolina, Inc., to rezone a 2.77 acre tract, located 265± feet south of Red Banks Road, 150± feet east of Tucker Drive, west of the existing terminus of Hollybriar Lane and lying between Tucker Estates Section 1 and Baytree Subdivision, from R15S (Residential - Single Family [Low Density]) to R9S (Residential - Single Family [Medium Density]).

Mr. Hamilton stated this is a request to rezone property from Residential Single Family Low Density to Single Family Medium Density. The property is located south of Red Banks Road, east of Tucker Drive and west of Hollybriar Lane, lying between Tucker Estates, Section 1 and Baytree Subdivision. Mr. Hamilton stated there is no driveway access or street access to the site through Tucker Estates. The driveway access would be via Hollybriar Lane. The existing land use is single family. The property is not impacted by the floodplain or wetland areas. The Land Use Plan recommends medium density development and the current zoning pattern reflects that recommendation. Mr. Hamilton stated that staff is of the opinion the request is in compliance with the Comprehensive Plan.

Mr. Mike Baldwin, Baldwin & Associates, spoke on behalf of the request. Mr. Baldwin stated that there were some concerns from the Tucker Estates Neighborhood and Baytree Neighborhood. Mr. Baldwin stated that a neighborhood

meeting was held with the neighborhoods and the proposed developers and the concerns were addressed.

No one spoke in opposition.

Motion was made by Mr. Baker, seconded by Mr. Tozer, to approve the request. Motion carried unanimously.

REQUEST BY HODGE & MORRIS, LLC - APPROVED

Chairman Yates stated that the next item is request by Hodge & Morris, LLC for a preliminary plat entitled “Allen Ridge, Section 2”. The property is located west of Allen Road and north of Teakwood Subdivision. The preliminary plat consists of 56 lots on 18.21 acres.

Mr. Andy Thomas stated this is a request for a preliminary plat entitled Allen Ridge, Section. The developer is Hodge & Morris, LLC. The property is located west of Allen Road and north of Teakwood Subdivision. The current zoning is OR (Office-Residential) and R9S (Residential) and the anticipated use is single family residential on 56 lots. This property was previously represented as a sketch plan for the Allen Ridge preliminary plat which was approved February 19, 2002. There is a minor change in that Ellery Drive has some minor curvature in it to create a more winding street pattern than a straight away as represented on the sketch plan. Lots 16-18 and Lots 66-90 are currently zoned OR, Office-Residential, which would allow duplexes. These lots are subject to a rezoning request which would allow single family residential. The lot sizes would work with OR or R9S zoning. The street network ties into Teakwood and provides for additional stub to the north. Sidewalks are provided. The preliminary plat has been reviewed and approved by the City’s Technical Review Committee.

Mr. Robert Bartlett spoke on behalf of the request. Mr. Bartlett stated he would answer any questions.

No one spoke in opposition.

Motion was made by Mr. Randall, seconded by Mr. Tozer to approve the request. Motion carried unanimously.

REQUEST BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT – APPROVED

Chairman Yates stated that the last item is a request by the Planning and Community Development Department, at the direction of City Council to amend the zoning ordinance definition of “home occupation” for the purpose of excluding specific limited in-home services and/or business activities from the special use permit application requirements and to regulate such services and/or business activities as incidental accessory residential uses.

Mr. Hamilton stated this is a request by the Planning and Community Development Department at the direction of City Council concerning home occupation. This is an amendment to the definition section for home occupations. Mr. Hamilton read the definition of home occupation. Mr. Hamilton stated home occupations require a

special use permit from the Board of Adjustment. Mr. Hamilton stated there are some incidental use provisions currently in the code that allow people to have certain home occupations such as bookkeeping, etc which do not constitute a home occupation or require a special use permit. The proposed definition retains the characteristics of a home occupation but substitutes a new incidental use provision and provides for limited in-home services or business activities. Mr. Hamilton explained the criteria that must be complied with in order to meet the new provision. Mr. Hamilton read the in-home services and/or business activities that would be incorporated into the code.

No one spoke in opposition.

Motion was made by Mr. Tozer, seconded by Mr. Stokes, to approve the request. Motion carried unanimously.

Motion was made by Mr. Wilson to adjourn at 8:30 PM.

Respectfully submitted,

Merrill Flood
Secretary

APPROVED

Jay Yates, Chair