

**Gordon Sutherland**

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**From:** Debbie Tester [dtester@morriscommercial.com]  
**Sent:** Tuesday, May 18, 2004 9:07 AM  
**To:** Gordon Sutherland  
**Subject:** Fwd:

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From: Debbie Tester <dtester@morriscommercial.com>  
To: Internet Mail::[Gsutherlaand@townofchapelhill.org.]  
cc: Internet Mail::[Candrews@townofchapelhill.org.]  
Subject:  
Date: 5/18/04 2:04 PM

Dear Mr. Sutherland,

This letter regards agenda item #3 for tonight's Planning Board meeting entitled "Amendment to 2000 Land Use Plan for School Site Locations". I will not be able to attend tonight's meeting and wish to express my concerns to you and the Planning Board.

I am managing partner for Park West Investors, LLC which holds title to the thirty (30) acres, zoned MU-OI-1, and described as the "Eubanks Road" site. We have owned this property for three years and we are now in the process of finalizing a concept development plan for Town review this summer. I briefly shared a version of our concept plan with J.B. Culpepper in a meeting last Friday. I am convinced that a well planned mixed use development is much needed in this part of town and we are anxious to move forward. Therefore, I am opposed to the identification of this property as a potential school site primarily for the following two reasons:

" Our concept plan for a mixed use development is nearing completion for Town review. The development of our property is more encouraging than ever due to growing market dynamics and need for commercial space in this area of town and also to the fact that public utilities are now being planned that will service the property.

" The market value of our property, supported by a recent MAI appraisal, is such that it is difficult to imagine how it could possibly make economic sense for a school site. It is also my understanding that our property is not regarded as a preferred site by the School System.

Because of these reasons, I respectfully request that our property, known as the "Eubanks Road" site be released as a potential school site and therefore not be further considered by the Planning Board.

If you wish, you may contact me today at 919-417-2493.

Sincerely,  
John B. Morris III, CCIM