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To Members of Town Council and Town Manager:

In light of the Greenwood neighborhood's recent petition, we feel it necessary to officially request that Pine Knolls community be considered for a Neighborhood Conservation District and that Pine Knolls be placed at the top of the list because our neighborhood is most similar to Northside in age, community make-up and potential threat from investors/ developers. We believe Pine Knolls is in the most immediate danger compared to other neighborhoods who have submitted this same request. Student population is increasing, the existing population is aging, non-resident ownership is increasing, and property values are less here than in other areas at a time which makes available property attractive for purchase by investors. As we try desperately to hold on to our community and its values we are looking into the restoration and expansion of a park near the Pine Knolls community Center.

The Pine Knolls community is trying to preserve our neighborhood and we are asking for assistance from the Town by way of consideration of being the next community designated as a Conservation District.

Signed,

Concerned citizens of Pine Knolls

PETITION

TO: Mayor and Town Council
FROM: Timothy Dempsey, Planning Board Chair
SUBJECT: Recommendation on Neighborhood Protection District Designation
DATE: April 5, 2005

INTRODUCTION

This petition provides a recommendation regarding the initiation of a Neighborhood Conservation District. The Planning Board, on March 1, 2005, voted to recommend that the Council consider creating a Neighborhood Conservation District for Pine Knolls and to recommend special attention to the process of prioritizing neighborhoods for the designation.

DISCUSSION

On February 28, 2005, Deloris Bailey, representing the Pine Knolls neighborhood, recommended creation of a Neighborhood Conservation District for Pine Knolls. Ms. Bailey presented the same petition to the Planning Board at the March 1 meeting. A copy of the neighborhoods' request is attached. Ms. Bailey indicated that they were in the process of acquiring the necessary percentage of property owner signatures to make the request of the Council, and hoped that the addition of a Planning Board endorsement would encourage the process. The neighbors believe that the establishment of an overlay zoning district tailored to the character of their neighborhood will help to provide some protection from future development and redevelopment that is not in keeping with the neighborhood.

Several neighborhoods are asking for the Neighborhood Conservation District designation. On February 14, 2005, the Planning Board presented a petition to the Council recommending a Neighborhood Conservation District for the Greenwood neighborhood. And, on March 7, 2005, the Coker Hills neighborhood presented a petition regarding establishment of a Neighborhood Conservation District for Coker Hills.

RECOMMENDATION

On March 1, 2005, the Planning Board voted unanimously to recommend that the Town Council consider creating a Neighborhood Conservation District for the Pine Knolls neighborhood and to recommend special attention to the process of prioritizing neighborhoods. Given that several neighborhoods have made requests for establishment of the overlay zoning district, the Board

agreed that strong criteria is needed to prioritize the requests if only one Neighborhood Conservation District can be processed at a time.

Members Present: Timothy Dempsey (Chair), Rebecca Boyles (Vice-Chair), Donna Bell, Julie Coleman, Donna Stephens Manley, Nancy Milio, Gene Pease, Ruby Sinreich, Mitch Strobin

Attachment

1. Pine Knolls Petition