

Council says no to Walgreens

AM

By NATE HUBBARD/Staff

Neighbors: 2

Walgreens: 0

Wytheville Town Council members voted unanimously Monday night to uphold the recommendation of the Planning Commission to deny Walgreens Pharmacy a special exception permit to build on Fourth Street.

Developers from Mid-Atlantic Commercial Properties were seeking the permit to build the combination pharmacy/retail store on the west side of North Fourth Street between West Ridge Road and West Fulton Street. The site is occupied by medical offices belonging to Thomas Hunter and James McConnell.

At Monday night's meeting, residents of Fulton Street and other nearby property owners filled the Town Council's meeting room to voice their opposition to the proposed store at a location bordering their neighborhood.

After a public hearing that lasted nearly an hour, the Town Council quickly voted to reject the permit request. Member William Weisiger was absent from the meeting.

We take care of our citizens, Vice-Mayor Jacqueline King said. These people are very important to us.

Mid-Atlantic President George Morgan was visibly frustrated with the Town Council's decision and he and his project team stayed nearly 20 minutes after the meeting's conclusion to express their displeasure and discuss their options with Mayor Trent Crewe and council members who wandered in and out of the meeting room.

Morgan pointed out that the town's comprehensive plan calls for the commercial development of Fourth Street, a fact that he said should have caused the Town Council to grant him the permit. He also expressed frustration that Fourth Street already has two gas stations and other businesses near where he hoped to put the Walgreens, so he saw the location as already being in a commercial area.

I'm not trying to argue what isn't already self-evident, he said during the public hearing.

Crewe told the developers that they could seek a formal re-zoning for the site or seek another location in town. He warned, however, that a re-zoning ruling would likely be even more difficult to get than the special exception permit.

The developers also discussed with Crewe the possibility of taking the town to court to have Walgreens ruled an apothecary, making the business an acceptable practice in the current MA-1 Medical Arts Zoning District without the need for a permit or re-zoning.

Although the court option was put on the table, the developers didn't seem certain of any future course of action. Morgan refused comment about Mid-Atlantic's next move when he was asked for an interview following the end of the developers' conversation with Crewe.

During the public hearing, about 10 residents spoke about their concerns if Walgreens was to locate near their homes.

Repeated themes included worries about safety, water run-off, light pollution and traffic flow.

The group of concerned residents was headlined by state Del. Anne Crockett-Stark, R-Wytheville, who spoke at the meeting as a resident of Fulton Street.

Crockett-Stark echoed many of the feelings of her neighbors, saying she had no opposition to Walgreens, just the location the developers wanted to put the store.

I do advocate economic development, she said. That's why we have shopping malls and a downtown area.

The state representative also said she was worried that the neighborhood's safety would be compromised by allowing a business to locate at its doorstep. She said the neighborhood is home to many children and visiting grandchildren who bicycle around the area and that many residents enjoy walking late at night.

Frankly I think it encourages strangers to wander into the neighborhood, she said about the prospect of having a store so close to her home.

Morgan tried to alleviate many of the residents' concerns, saying that the store did not plan to operate 24/7 and that state laws would require the builders to take water and other environmental issues into consideration in their site plan.

It's your home, he said to the residents. I understand that.

He also added that the whole point of putting the pharmacy at its proposed location was to be convenient to nearby people.

People don't drive great distances to go to drug stores, he said. It's meant to serve the community.

Morgan also gave the community some surprise news during the meeting when he said Walgreens couldn't locate further north on Fourth Street because that area was already being developed for a Home Depot store.

King and other council members expressed their surprise at Morgan's statement and Morgan slightly recanted, saying that he was not personally developing the Home Depot project and that he had spoken out of turn.

A public relations official from Home Depot said by phone Wednesday morning that he couldn't confirm or deny that the store would be coming to

Wytheville until he had further conversations with the company's real estate representatives.

Despite the contentious nature of the debate between the neighborhood residents and the developers, both sides managed to remain respectful during the public hearing.

Crewe complimented both sides on their civility and the developers, in their conversation with Crewe after the meeting, even praised the politeness of the people who spoke against them.

The concerned residents left the meeting room happy with the Town Council's vote. Laird Baldwin, who lives with his wife, Sylvia, on Sixth Street, said his love for Wytheville was affirmed by the meeting.

I just feel prouder than ever to be a resident of this town, he said.

Nate Hubbard can be reached at 228-6611 or .

Webzine overseas to the second phase

The small shopping center operators, are closely watching, and the slightest worried because large retail stores in reducing drugs, sometimes time a 2-3 home.

Chain enterprises in the non-prescription drugs and prescription drug field sales competition, shopping centers want to know these lessee how long can the pace of expansion is set to face a new round of acquisitions.

Absolutely a merger, which will occur in every segment of the professional market. Telijiteisen said Dallas commercial real estate for a retail management services Croatia's executive vice president. The company operates some in Denver, Houston, Detroit and the national chain.

He added that in accordance with the development of retail experience, a market can support two national retailers, but when the first three or more enterprises to enter, the market capacity will not be able to maintain all of the businesses. But obviously that chain pharmacies such rules do not apply them.

Where they ignore the existence of both businesses, they think they have the best business model is the enterprises, Jiteisen said.

The expansion of any such development will not slow down at all times, Walgreen Walgreen Company in the United States has 3,700 chain pharmacies, Michael Boer Jin, the spokesman said this. Pharmacies in Illinois is a chain drugstore. (He added that, and different competitors, Walgreen Walgreens stores use it every day the profits to support its expansion, in fact no long-term debt.)

Convenience stores CVS Mrs. Kate Woonsocket current company operates 4,175 stores in 2002 to open about 250 new. The overwhelming majority of these stores will be renovated, from the entertainment center to an independent community, a number of other stores will be re-select locations. Campbell, Hale said, Rite Aid chain plans to open 40 new total of 3,500. Pharmacies and convenience stores enterprises are building new stores in order to attract growth in the market of retirees, including Florida, Las Vegas and Phoenix, where the aging of the driver operating a pharmacy.

Market crazy? And this is not judgment. The continued expansion of these companies have a very good reason: to market requirements, Nierkeli think so, he is a New York drugstore chain analysts. In his view, in 2001 in pharmacy prescription drug sales grew 10% -12%, and believe that the next five years will maintain this growth rate. Correspondingly, the counter drugs sold to the growth rate of only 1%, including Wal-Mart and other supermarket sales of medicines counters.

This disproportionate Kerry said, and added that the lack of new pharmacists are being aggravated the problem. As we see, the demand for prescription drugs will continue to grow. Some wonderful pharmacies will take full advantage of this market opportunity, and by planning for retail terminals.

Kerry think Walgreen Walgreens is an excellent business, including its business strategy and operational implementation. He said, the company not only more realistic expansion plans, and have enough financial guarantee.

Kerry also did not find fault with competitors in the business district created new store, especially in the urban areas. He stresses, site selection is very complex, close to competitors such as the more simple and explain the new restaurant area of about 1 square mile for the small business district within.

CVS president of communications Tuodean Andrews said that according to convenience stores research, consumers do not like to over 1 miles to

pharmacies to buy day-to-day administration, like convenience stores on the site in densely populated, urban areas convenient to buy. He said: You need to customers at places of convenience.

Kerry said that, in fact, people are everywhere pharmacies that impression has been exaggerated. In Walgreens or Rite Aid pharmacies within just 1.5 miles around only 16% in the ratio of convenience store operators.

However, a Columbus, Ohio market research institutions - retail outlook last month published a report views vary. Pharmacies report that in 2001 the strong sales did not bring about strong earnings and forecasts for the next five years, due to fierce competition, sales and profits will fall.

Not all developers have expressed concern about this building boom. The community and neighborhood shopping center a major developer Mamaroneck company s chairman Bo-J Rawson with Shane in the New York headquarters said that the market could face the suburbs, but the urban areas will not be affected. This company in New York, some towns develop professional pharmacy, as Walgreens and CVS recently completed independent shops, they said that the coming year will build in towns 3-4 home pharmacies.

Rosen Shane said, the pace of development in the towns due to the lack of suitable outlets will slow down, not because of over-building. Satisfied with the production chain pharmacy locations for the stores will be more formidable, he said.

In this industry, most of the mergers have occurred, the Walgreen drugstore chain Bao Lei Polzin said that he also added the United States Federal Trade Commission will further close attention to this merger.

The chain pharmacy industry merger wave in the late 1990s filled at CVS pharmacy company acquired Revco, Rite Aid bought Thrifty PayLess stores. The federal government in 1996 to prevent the Rite Aid and Revco merger between the case, competition for monopoly concerns.

Recently, the Group of Jean Kauttu Albert companies from the hands of Idaho has acquired 80 Osco drugstore chain. The February acquisition cost of 240 million US dollars, the reorganization has been completed, these chain stores, mostly in the Boston area, known as Creek pharmacy.

But even if another round of mergers is rising, not all shopping center developers are worried about this point. Rosen Shane said: not to worry, the merger is the strong overwhelm the weak, in the long run it may be a good thing.

To the network (<http://www.linkshop.com>).

About the Author

From www.swvatoday.com:

An added customer convenience provided by Walgreens is the online pharmacy. Walgreens brings its pharmacy services and the noted Mayo Clinic. Health information and resources from Walgreens and Mayo Clinic.

Online pharmacy walgreens online pharmacy walgreens online pharmacy mail order. pharmacy online drug store pharmacy online walgreen.

Compare Walgreens Pharmacy prices and save on your prescription drug purchases. Our Canadian Drugstore has Walgreens prices posted so that you can see your.

Pharmacy technician walgreens pharmacy walgreens pharmacy walgreens pharmacy. pharmacy online drug store pharmacy online walgreen.

Having a Walgreens pharmacy on site at your medical facility means that your patients will benefit from an integrated.

The family of a mother of three who was given the wrong dosage of a powerful blood thinning medication wants the pharmacy Walgreens to pay punitive.

A Arizona jury awarded a six million dollar jury verdict against the Walgreen pharmacy chain. A Arizona high school wrestling coach died as a result.

Source: <http://www.productsherbal.com>