



Elizabeth Area Plan

Elizabeth Area Plan Citizen Advisory Group

Meeting No. 7

April 7, 2010

5:30 – 7:30 p.m.

**Room 280, Charlotte-Mecklenburg Government Center
600 East Fourth Street, Charlotte, NC 28202**

Meeting Notes

The meeting began at 5:30 p.m. The following Citizen Advisory Group members were present:

Thorn Bacich, Dawn Ballenger, Tim Cleveland, Patrick Frye, Micki McDonough, Andy Misiaveg, Monte Ritchey, Kris and Rick Solow, Peter Tart, Andy Zoutewelle; Nina Lipton (Planning Commission).

City and County staff present were:

- Alan Goodwin, Planning Department - Project Manager
- Kathy Cornett, Planning Department
- Jaya Dhindaw, Planning Department
- Josh Weaver, Planning Department
- Garet Johnson, Planning Department
- Jim Kimbler, CDOT
- Peter Zeiler, Neighborhood and Business Services

Alan Goodwin began the meeting with introductions and general housekeeping items. He reviewed the meeting schedule and briefly reviewed the area plan adoption process.

Alan also provided a recap of the March 3rd Community Design meeting, noting that photos of the building block exercise are posted on the project webpage. Community design images, photos and notes submitted by group members as part of the meeting “homework” are also posted on the website. These images will be used as reference in the document wherever possible. Alan mentioned that a special meeting was held at noon on March 23rd for Todd Noell of Noell Consulting Group to present information on the Elizabeth Market Analysis. About 13 advisory group members attended the meeting and the presentation and meeting notes are posted on the project webpage.

Alan then explained that the focus of this meeting was land use, with an emphasis on linking the work from the World Café and Community Design meetings. Alan reintroduced the land use concept map and land use district maps. The plan area was divided into six districts – Educational, Medical, Crescent Heights, Hawthorne, Pecan and Laurel – to help make it easier to think about land use at the parcel level. The group then selected a district or districts to work on to develop a land use goal for the district and to then determine areas within the district where the future land use recommendation may need to be changed. The concept maps, existing and future land use maps, sample goal statements and working land use table were all used as reference materials as the groups worked.

Report Back

The CAG members provided feedback on land use goals and recommendations for each of the districts. Below is a summary of what was discussed.

Educational District

The group found and noted many existing and future land use inconsistencies.
Want to see Memorial Stadium/Grady Cole Center parking returned to a greenspace use.
Armory Drive should be mixed use (multi-family/office/retail).
Elizabeth Traditional School should be shown as institutional.
Look at uses around Independence Park (housing, restaurants).
Need better signage throughout (general wayfinding and for hospitals).

Medical District

Need sensitive setbacks, buffers, transitions between medical and retail uses.
Be careful about noise and light pollution to residential uses.
Enhance the safety of parking, etc.
No real land use changes.
Need clear directional signs to the hospital.

Crescent Heights

Nonresidential uses should not creep further into residential areas.
Maintain the scope, density and intensity of uses along Providence Road (character of what is there today is appropriate).

Laurel District

Encourage moderate density office (Eastover Medical Park) or multi-family.
Residential uses at around 22 dwelling units per acre across from the Winter Properties project.
#10 (Queen City Lumber) should be residential land uses at a density of 22-43 du/a, if it ever redevelops.
Look into the potential of opening up 8th Street between Bascom and Laurel.

Pecan District

Maintain duplexes and quadplexes across from Ridgeway, Ridgeway at 7th should be multifamily.
Caswell approaching 7th Street should be multifamily then office/retail.
Respect historic structures (scale, setback, etc.).
Explore idea of a pedestrian connection from 8th Street into Independence Park.
Multifamily uses along the park and retail (restaurant) uses.
#5s (duplexes and quads sprinkled throughout) are okay.
Buildings along Independence Park should address the park and/or street.

Hawthorne District

#16 – multifamily uses along the park should respect existing single family uses along the park.
#18 – no parking lots facing 7th Street.
#3 (along Armory Drive) – residential along there and residential/office/restaurants facing 7th Street.
Multifamily should step down.

The comments and notes from each district will be compiled on one map and posted on the webpage.

The meeting ended at approximately 7:40 p.m.

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