



## *Elizabeth Area Plan*

### **Elizabeth Area Plan Citizen Advisory Group**

**Meeting No. 9**

**June 23, 2010**

**5:30 – 7:30 p.m.**

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

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### **Meeting Notes**

The meeting began at 5:40 p.m. The following Citizen Advisory Group members were present:

Thorn Bacich, Steven Burke, Micki McDonough, Andy Misiaveg, Clifton Settlemeyer; Nina Lipton, Planning Commissioner.

City and County staff present were:

- Alan Goodwin, Planning Department - Project Manager
- Kathy Cornett, Planning Department
- Garet Johnson, Planning Department
- Brian Horton, CDOT

Alan Goodwin began the meeting with introductions and general housekeeping items. He reviewed the meeting agenda, discussed the CAG schedule and the area plan adoption process. There is one remaining CAG meeting on the schedule, but a date has not been set. Staff will work to develop sections of the plan document, incorporating the work of the CAG and will set a meeting date once this work has been completed. Sections of the document will be sent to the CAG for review and comment as they are completed. Alan then provided a recap of the May 5<sup>th</sup> CAG meeting and June 9<sup>th</sup> public meeting.

Alan then presented draft residential and nonresidential cross-sections for Seventh Street. For residential uses, it includes a 13 or 15 foot planting strip and 6 or 8 foot sidewalk and 10-12 foot front yard setback. For nonresidential uses, it includes an 8 foot planting strip and 13 foot sidewalk. Steven Burke asked if traffic would be slow enough for on-street parking. Nina Lipton asked how the proposed setbacks would affect existing buildings. Alan responded that most of the buildings are outside of the proposed setbacks. Clifton Settlemeyer asked about bike lanes. Staff responded that there was not enough room without widening and that the recommendation is for bicyclists to use Fifth Street. Steven Burke added that Fifth Street is a good alternative, but that it's difficult to get from Fifth Street to Charlottetowne. Brian Horton responded that long term a grade-separated greenway would provide access.

Brian Horton then presented alternative transportation scenarios for Seventh Street. These included,

Alternative A, Operational Changes – Prohibit left turns from Pecan and Caswell onto Seventh and eliminate the left turn arrow in the afternoon peak from Seventh to Caswell

to facilitate a road conversion from Louise to Pecan. The road conversion includes three travel lanes and pedestrian refuge islands.

Alternative B, Physical Changes – Partial widening of Seventh from Pecan/Caswell to Laurel to facilitate a road conversion from Louise to Clement. The road conversion includes three travel lanes and pedestrian refuge islands.

Alternative C, Minor Changes – Retain the reversible lanes from Charlottetowne to Laurel, but add pedestrian crossings without refuge islands.

Andy Misiaveg asked what the distance between Pecan/Caswell to Laurel is and Brian responded that it's between 1,000 and 1,200 feet. Micki McDonough commented that it would be a bad precedent to widen. Andy Misiaveg asked about the current setback from the back of curb at the Williamson. Nina Lipton asked about State standards for the cross-sections. There was much discussion about prohibiting a left turn at Pecan Caswell. Staff will look at the possibility of Alternative A without prohibiting the left turn.

Alan then asked the group to review the proposed land use map and table for Seventh Street. Staff had compiled the work from previous meetings and changed the map to reflect a proposed land use scenario. There was discussion about a lack of retail demand for #3 and a recommendation of Office and/or Residential up to 22 dua and recommending the Fire Prevention Building as an Office use that would be appropriate as Park/Open Space if the Office use ever ceased.

For #18, there was discussion about Retail (10,000 sf per block) and/or Office and/or Residential up to 22 dua being appropriate. For #16, there was discussion that the residential uses currently being used as such should have a proposed Residential up to 5 dua recommendation. For the other parcels, staff was asked to field check and recommend existing uses and include a note that retaining the structure for office uses is appropriate.

The group commented that the Roy White Flowers site, discussed at previous meetings, was not reflected on the table and should be shown as a mix of Office, Residential up to 22 dua and Retail with a note about respecting the structures to the rear. A development scenario will likely be developed for this area. Staff was also asked to include a note about maintaining the alley.

Staff was also asked to research if the Fig Tree structure was listed as a historic property.

Alan then reviewed the Next Steps in the process. The next steps for the transportation recommendations will be to review the alternatives with NCDOT and to present the recommendations to the public at the Public meeting. There was discussion that the goal is to have an implementable alternative in the plan document.

The meeting ended at approximately 7:30 p.m.

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