



Elizabeth Area Plan

Elizabeth Area Plan Citizen Advisory Group

Meeting No. 10

October 20, 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 5:35 p.m. The following Citizen Advisory Group members were present:

Nick Allmon, Dawn Ballenger, Thorn Bacich, Steven Burke, Tim Cleveland, Patrick Frye, Ken Lambra, Micki McDonough, Rich Rosenthal, Clifton Settlemyer, Peter Tart.

Others present included, Victoria Gabbard, Winn Maddrey, Dan Clodfelter, Hardin and Linda Minor, Kathy Donner, Ken Davies, Peter Moore, Melanie Sizemore, Scott Kaysen, John McBride, Tony Miller; Yolanda Johnson, Lucia Griffith and Nina Lipton, Planning Commissioners; Patsy Kinsey, City Councilmember; Dumont Clarke, County Commissioner.

City staff present were:

- Alan Goodwin, Planning Department - Project Manager
- Kathy Cornett, Planning Department
- Garett 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. Alan also explained how CAG member comments are recorded and used in preparation of the document.

Alan then turned the meeting over to Garett Johnson, Assistant Director for the Planning Department and she explained that staff was aware that there was concern and, perhaps, misunderstandings about the draft proposed land use map that was sent out to CAG members prior to the meeting. Garett stated that she wanted to acknowledge that staff wants to discuss this information and receive input on it at this meeting and that the information is in no way final. Garett then asked if there were questions or comments. There were comments that the information provided was drastically different from what had been presented at the last CAG meeting and that's why the group is concerned and that the timing for including PED (Pedestrian Overlay District) and TOD (Transit Oriented Development) in the recommendations was awful. There were questions as to whether the transit station area recommendations were in response to the proposed Silver Line and if that would be a station area plan (yes). There was discussion about TOD land use versus zoning and the requirements to rezone property to TOD.

Alan then returned to the presentation and explained what a transit station area plan is and how the boundaries were determined. There were questions about the block recommended for TOD-Residential land uses and about rezoning to TOD. There was a comment that it's dangerous to include the north side of Seventh Street between Charlottetowne and Hawthorne in the transit station area as it puts higher intensity redevelopment pressure on those parcels and the ones to the rear. There were concerns expressed about height and pressures on lower Independence Park. Garett asked the group to look at TOD and other urban districts side-by-side before ruling TOD out.

Alan then explained the Established Neighborhood boundary and that this and the transit station area are subsets of the Growth Corridor as defined by Centers, Corridors and Wedges. There was much discussion about the Established Neighborhood boundary including all of Elizabeth and the Sunnyside Pedscape boundary. Concern was expressed about segregating uses. Alan and Garett explained that the Established Neighborhood boundary does not change Elizabeth Community boundary or the plan boundary. **The CAG was very clear about the importance of the Elizabeth community boundary and the desire for this to be included on all of the maps.**

There was then a discussion about PED, its benefits and drawbacks. Staff stated that a graphic illustrating heights that could be achieved within the proposed PED boundary would be helpful to the CAG. There were questions about how PED works with the recommended cross-sections and traffic analysis for Seventh Street and the transitional setback.

The final area of concern that was discussed was Memorial Stadium. There was much discussion about the future use of Memorial Stadium, deed restrictions, how it is depicted on the land use maps and language to be included in the plan document. There were questions about when the stadium was rezoned to MUDD and comments that the Elizabeth Community Association (ECA) had not input in that process. **The consensus of the CAG was that they felt very strongly that Memorial Stadium should be shown as a future Park/Open Space land use rather than as the Institutional land use depicted on the Draft Recommended Future Land Use map .**

Alan quickly reviewed next steps and stated that staff had scheduled a brown bag presentation for Wednesday, October 27th to review the traffic analysis information. Staff will schedule another CAG meeting to respond to issues raised at this meeting.

The meeting ended at approximately 8:00 p.m.

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