



Elizabeth Area Plan

Elizabeth Area Plan Citizen Advisory Group

Meeting No. 11

November 17, 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 5:45 p.m. The following Citizen Advisory Group members were present:

Dawn Ballenger, Chris Branch, Steven Burke, Joe Duke, Peggy Hey, Micki McDonough, Lee McLaren, Andy Misiaveg, Monte Ritchey, Rich Rosenthal, Clifton Settlemeyer, Peter Tart, Todd Williams and Robert Zabel.

Others present included, Melanie Sizemore, Scott Kaysen, Lucia Griffith and Nina Lipton, Planning Commissioners; Patsy Kinsey, City Councilmember.

City staff present were:

- Alan Goodwin, Planning Department - Project Manager
- Kathy Cornett, Planning Department
- Garet Johnson, Planning Department
- Laura Harmon, Planning Department
- Jim Kimbler, CDOT
- 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 reminded the group how CAG member comments are recorded and used in preparation of the document.

Alan then began a review of issues based on feedback received at the October 20th CAG meeting. He began with a review of the Traditional Neighborhood Boundary and its inclusion on all maps. Alan then reviewed the sub-areas of the Growth Corridor within the plan area, how sub-areas are used in the plan and what is meant by Established Neighborhood. Alan further explained that the Established Neighborhood boundary will be expanded across Independence into the Sunnyside/Central Avenue area.

Alan then reviewed the revised Transit Station sub-area boundary. This led to much discussion by the group about the difference between Transit Oriented land uses and TOD zoning, parking requirements, urban parking and why Transit Oriented land use is being recommended. There was discussion about height and comparisons with the heights allowed by urban districts such as MUDD. There was a comment about bike lanes on Elizabeth Avenue and questions about the future of Elizabeth Avenue and the location of a future transit station.

Alan then explained how the proposed land use recommendation for Memorial Stadium was changed to be shown as Park and Open Space, with companion text in the plan that will discuss the allowed development under its current MUDD-O zoning. There was much discussion among the group as to why the accompanying text was being included and the group felt very strongly that the text should not be included. There was discussion by the group about pursuing a corrective rezoning for Memorial Stadium. There was also discussion about why development shouldn't be allowed along this portion of 7th Street and a dissenting voice that felt retail development in this area is appropriate.

There was discussion about the portion of 7th Street between Charlottetowne Avenue and Hawthorne Lane and its proposed land uses. Office uses should be shown on Lee McLaren's office property and there was much discussion about the future of the fireman's facility, which should have accompanying text in the plan.

The final area discussed was PED. Alan explained the overlay district and discussed height issues. There were questions about setbacks in PED as compared with conventional zoning and questions about whether USDG would offer the same thing. There were questions about what zoning categories offer the same form of development as PED. There was reserved support for PED, as it would be pursued as an implementation item as a separate process.

The group suggested there was not a need for another meeting and that staff would work to complete the draft plan document for distribution to the CAG. The meeting ended at approximately 8:00 p.m.

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