

**1994 UPDATE OF CRESTDALE SPECIAL PROJECT PLAN:
IDENTIFICATION OF COMMUNITY ISSUES**

Conducted for the Town of Matthews

by

**Urban Planning Methods Class, the University of North Carolina at
Charlotte**

**April Almond, Michael Berry, Eric Cook, Jason Crane, Angela Crawford,
Leyla Foster, Chrisitie Gaddy, Aaron Johnson, Courtney King, Ben
Leatherland, Wayne Overcash, John Quinn, Anthony Roberts, Rod Sink,
Jeff Skeris, Brian Sykes, Maurice Williams, and Dr. Tyrel G. Moore**

December 12, 1994

Introduction

The Crestdale class project was initiated at the request of Matthews Town Planner, Ms. Kathi Ingrish. The class collected background information that can be used to update the Crestdale Special Project Plan, which was produced on the request of the Mecklenburg County Commission in 1985. The resultant plan was adopted by the Commission in June, 1987. Crestdale, once known as Tanktown, is one of Matthews' oldest neighborhoods, dating back to the 1870s. It since has been a durable and stable neighborhood, home to several generations of the Town's African-American population. Today, it consists of two elements, the old core of the community and the Fullwood Trace subdivision. These elements are divided geographically by the CSX railroad and Charles Street. The two areas provide a study in contrasts, both in demographics and housing characteristics. Crestdale is home to a larger elderly population where substandard housing is a lingering problem. Fullwood Trace contains younger age groups and newer housing stock. The latter feature is the product of an aggressive building program on the part of Habitat for Humanity. Since 1987, 20 houses have been built, another is currently under construction, and space is available for an additional seven houses. The two elements of the community have common concerns and heritages and are physically linked by the presence of the Crestdale Community Center, which functions as an organizational and social focus of the community.

The class project focused heavily on an identification of planning issues from within the community. A sense of these issues was gained from neighborhood meetings which were attended by residents from Crestdale and from Fullwood Trace. An overriding objective of the class project was to serve the Town's planning process and the Community's needs in two ways: 1) to provide Town planners and government with a means learning about issues held as important by residents of the Crestdale Community, and, 2) to provide a voice through which the Crestdale Community could express and convey the Crestdale Community's needs to the Town.

Data Sources

Data for the project were derived from the following sources:

- The Crestdale Special Project Plan, adopted in June 1987
- Property Tax Rolls and maps acquired from the Mecklenburg County Tax

Commissioner's Office

- Summary file tapes of the 1990 Census of Population at the block group level
- Interviews with the following agencies:

Matthews Help Center

Habitat for Humanity

Matthews Department of Public Works

Matthews Police Department

Offices of the Mayor and Town Council, Town of Matthews

Mecklenburg County Community Development

Charlotte-Mecklenburg Utility District

- Land Use survey conducted by the class October 29, 1994
- Survey of Community issues gained at Crestdale Community meetings, November 3, 1994 and December 1, 1994

Summary of 1987 Crestdale Special Project Plan Recommendations

Community Development:

- Develop a county program to upgrade housing, infrastructure, and community services in low income neighborhoods.
- Investigate creating a non-profit organization for implementing this special project plan.
- Continue county support for private sector assistance to the Crestdale community.
- Develop job training and educational programs.

Land Use:

- Prohibit any expansion of industrial uses within Crestdale and along Tank Town Road.
- Work with owners of existing industries within and surrounding Crestdale to provide buffers and screening adjacent to residential land.
- Use the old school house parcel as a part of a gateway to Crestdale from Highway 51. Encourage a use of that property that is community-oriented.

Zoning:

- Rezone all residential areas R-12MF and R-12 to R-9 to accomodate affordable housing.
- Rezone several parcels north of Crestdale Drive to R-12MF to allow for elderly housing; however no rezoning will take place until a specific proposal is made.
- Rezone the triangular piece of land adjacent to Crestdale and the existing industrial park from I-2 to I-1.
- Rezone a portion of the old school site to R-12MF.

Building Conditions:

- Continue and improve housing assistance programs.

Infrastructure and Community Services:

- Extend water lines to all areas of Crestdale.
- Continue financial assistance for water service to indigent residents.
- Extend sewer lines for existing residences and future development.
- Upgrade existing streets and eventually pave them.
- Create a street network providing access for all areas of Crestdale.

Sidewalks and Curbs:

- Construct sidewalks along Tank Town Road and throughout the existing neighborhood.
- Provide right-of-way for sidewalks when new streets are developed.
- Develop sidewalks and curbs along Crestdale Drive.

Street Lights:

- Locate street lights along Crestdale Drive and Tank Town Road. Eventually, light proposed roads when constructed.

Park and Community Center:

- Purchase the old school site for a park and multi-purpose community center.

Trash Pick-up:

- Provide a community dumpster in a location accessible to all residents.

Streetscape and Tree Cover:

- Preserve existing trees unless absolutely necessary for removal.
- Enhance the appearance of the community by:

buffering industrial uses

developing streetscape treatments for Crestdale Drive

cleaning up railroad right-of-way

developing entry ways at Highway 51, at the intersection of Crestdale Drive with Tank Town Road, and at the Morris connection at Monroe Road

creating a pedestrian system linking the park with residences

Elderly Housing:

- Develop an elderly housing facility within the neighborhood.

1994 CRESTDALE COMMUNITY ISSUES AND CONCERNS

- 1) PERMANENT DUMPSTER IN CRESTDALE OR TRASH PICKUP ON STREET**
- 2) SEWER HOOKUP**
- 3) WATER HOOKUP**
- 4) LANDSCAPING FROM PREVIOUS PLUMBING JOBS**
- 5) COMMUNITY PARK**
- 6) LINDEN STREET PAVING AND ITS CONNECTION TO COMMUNITY HISTORY, AND ADDRESS CART PATH ISSUE**
- 7) COMMUNITY CLEAN UP**
- 8) MARKERS FOR COMMUNITY - FOR EACH OF THREE COMMUNITY ENTRANCES**
- 9) COMMERCIAL CENTER - LOCAL NEIGHBORHOOD STORE (SMALL SCALE)**
- 10) HOME FOR ELDERLY
FACILITY TYPE
MULTI-FAMILY
(POTENTIAL MARKET FOR LOCAL STORE)**
- 11) FINANCIAL SUPPORT FOR COMMUNITY CENTER OPERATION**
- 12) SIDEWALK FOR CRESTDALE ROAD AND ENTIRE NEIGHBORHOOD**

CRESTDALE COMMUNITY

Potential Park Sites

- (1) Total acreage = 2.2 acres
a. Owners: Manley Chyburn heirs
Tax parcel 215-031-02
Land value: \$20,000
b. Owners: Calvin and Ruby Boyd
Tax parcel 215-031-03
Land value: \$8,000
c. Owners: Sam and Viola Boyd
Tax parcel 215-031-04
Land value: \$8,000
- (2) Total acreage = 3.27 acres
Owner: United House of Prayer
Tax parcel 251-031-01
Land value: \$40,000
- (3) Total acreage = 6.79 acres
Owner: Joseph Kirkpatrick Jr.
Tax parcel 251-021-11
Land Value: \$73,190

Matthews

CRESTDALE

Mecklenburg County

TANK TOWN ROAD



TOWN OF MATTHEWS

P.O. Box 398
212 N. Trade Street
Matthews, North Carolina 28106
704/847-4411 • Fax: 704/845-1964

R. LEE MYERS - Mayor

BOARD OF COMMISSIONERS
Kathy Abernethy - Mayor Pro-Tem
Paul F. Bailey
George M. Fossett
Jim Gulley
Chris Kallianos
W. Kress Query

TO: MAYOR AND BOARD OF COMMISSIONERS
FROM: KATHI INGRISH
DATE: OCTOBER 31, 1994
RE: CRESTDALE AREA MEETING

The planning class from UNCC that is updating the Crestdale Special Area Plan will be meeting with the Crestdale community at their regular meeting this Thursday evening, November 3, 1994 at 7:00 PM. I know this is short notice, but it was just arranged late last week. The class was in the neighborhood this past Saturday to do a physical land use survey, and they have been talking with several Crestdale residents, Habitat folks, Joann Urich at the Help Center, the police department, and others working with the community. The class has an overall objective of preparing a revised plan that reflects what the residents want in their own community, so the meeting Thursday is an opportunity for class participants to hear comments from a number of residents on their own turf.

I hope as many as possible of you can attend the meeting Thursday evening at the Crestdale Community Center. Both residents and students will appreciate members of the governing board being there. Because the Board of Adjustment meets the same time, I will be unable to attend.





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August 18, 1994

Dr. Tyrel Moore
Department of Geography and Earth Sciences
University of North Carolina at Charlotte
Charlotte, NC 28223

Dear Dr. Moore,

Thanks for considering updating the Crestdale Plan as a class project this fall. The Crestdale Special Project Plan was prepared and adopted by the Mecklenburg County Commission in 1987. There have been a lot of changes since that time, including annexation of much of Crestdale into the Town of Matthews, the creation of a new subdivision built by Habitat for Humanity of Matthews, sidewalk, utility and streetlight construction, CDBG housing programs, and renewed neighborhood involvement. With the opening of the new Presbyterian Matthews Hospital nearby, and the subsequent changes in land use it will bring to surrounding vacant land, this is an ideal time to help the Crestdale community reevaluate how they want to grow.

I have enclosed here a full copy of the 1987 Plan. Some of the recommended actions have been completed, and some may no longer be wanted or appropriate for the community. In general, the Plan has goals the community still wants to achieve. The key to a successful and usable updated plan is to get the Crestdale community involved in decisions about their own future. A survey of residents' ideas will be an important element of this study.

On an attached sheet I have listed some questions that have come to mind that could be addressed as a part of this update. Other questions and issues will likely surface as the class project progresses, and should be added into the final product.

I have also attached a list of contact persons from various agencies and organizations that have been involved in some way with Crestdale over the years. They can provide valuable insight to recent developments and community interactions.



Dr. Moore
August 18, 1994
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Last evening I spoke with several members of the Crestdale community and presented the idea of updating the plan. They thought it was a good idea, and were especially pleased at the focus on getting the community's input. They have recently been having neighborhood meetings to talk over community issues. I do not think a specific date has been set for their next meeting, but that might be an opportune time for the students to meet and talk with a group of residents. They will need to get the visible support of the "leaders" of the community to get the residents to open up to them. John Lawrence and Harvey Boyd are probably your best initial contacts regarding the residents and any upcoming neighborhood meeting.

Please let me know if you need additional information from me at any time. I look forward to seeing this study underway.

Sincerely,


Kathi Ingrish AICP
Planning and Zoning Administrator

Possible Issues/Questions to be Studied and Answered by Crestdale Plan Update:

The '87 Plan assumes a new street and lot layout typical of modern suburbia. Is this what the community wants? Are there "places" within Crestdale that should receive special design attention or should be left untouched? What are some alternate development scenarios? (ie., neo-traditional?)

What are the options/opportunities for developing vacant land in the area? Is it realistic to think that the property owners will voluntarily agree with whatever comes out of this plan?

Do residents want a small commercial center? If so, where would it go? How large would it be? What uses could financially make it here? (ie., a barber shop needs a few hundred square feet, but a chain grocery store needs tens of thousands)

Do the elderly now living in Crestdale own or rent? Do they live in standard housing? Can they take care of themselves and their homes? If alternate elderly housing were provided in Crestdale, would they move to it? Do residents in Crestdale want housing for the elderly built in their community?

Who wants to live in Crestdale but is not currently there? What type and cost of housing do these individuals or families need? How can it be provided? Do the residents of Crestdale want apartment or condominium housing or manufactured housing in the area as affordable housing?

What public improvements do residents want that are not available or are too expensive? (ie., utility hook-ups, paved streets, sidewalks, street lights, parks, etc.) Are any planned in the near future? Who is responsible for providing public improvements?

What can be done to make the neighborhood more attractive? Who would be responsible for the initial construction/fix-up, and who would be responsible for ongoing maintenance?

Contact People for Crestdale Plan Update

Crestdale residents:

Harvey Boyd, 350 Crestdale Road 847-4983
John Lawrence, P.O. Box 533 847-9346 or at Center 847-2446
Earl Dunn
Buster Burke, 806 E. Charles Street 847-1616
Robert Smothers 845-0635

Non-residents with special affiliation to Crestdale:

Jo-an Urich, Matthews Help Center 847-8383
Eddie Greene 847-0146

Habitat for Humanity of Matthews:

Stuart Rose 847-5439 (evenings)
Tiffani Irwin 552-0553
Laura Albanese 845-2760
Steven Pace 365-1208

Housing, Utilities:

Jeff Rudisil, Minimum Housing Code Inspections 336-3835
Katrina Brown, County Community Development 336-3753
Peggy Kinsey, County Ag. Extn. 336-2561
John Goins, Matthews Public Works 847-3640
Mike Kenney, County Engineering 336-3735
Charlotte-Mecklenburg Utilities 399-2551

Police:

Chief Rob Hunter 847-4069

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W. Kress Query

TO: CITIZEN ADVISORY COMMITTEE MEMBERS
FROM: KATHI INGRISH
DATE: AUGUST 17, 1994
RE: UPDATE OF COUNTY'S CRESTDALE PLAN

You may or may not be familiar with the Crestdale Special Project Plan adopted by the Mecklenburg County Board of Commissioners in 1987. This Plan was written as a guide for development of the Crestdale community back before it was annexed into Matthews. Since it was written there have been some substantial changes that make parts of the Plan obsolete.

I have talked with a professor at UNCC about a class coming to Crestdale to revise and update the Plan to make it say what the residents want their own community to become. Because each of you on this advisory committee already are involved in a vital way in Crestdale, I wanted to get your opinions and suggestions on this.

In particular, I would like your permission to list each of you as possible contacts for the students. They will probably divide the work into teams, with each team taking on separate issues. For example, one team might focus on learning the history of the neighborhood, another might look into the physical improvements - streets, utilities, etc. - both in place and still needed, while a third team might deal with what community residents want to be built on vacant land in Crestdale. If there are other people you think should also be listed as contacts, please let me know their names as well (phone numbers and/or addresses too).

An essential ingredient to this student effort will be to get opinions and ideas from the residents themselves. Please let me know how you think the students can best accomplish this, given their limited time to complete the project during the school schedule. If another community meeting is coming up, that might be a good opportunity for the students to come and meet some of the residents and explain that they want to put together the residents' wishes for how Crestdale should grow.

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