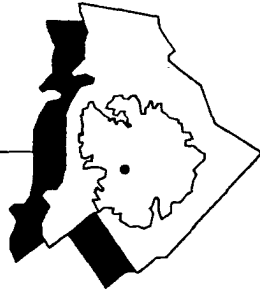


\$1.00



**Wilmore**

*Small Area Plan*

Approved by Charlotte-Mecklenburg Planning Commission

November 1991

Charlotte-Mecklenburg Planning Commission  
600 East Fourth Street  
Charlotte, North Carolina 28202-2853

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704-336-2205

## PREFACE

The Wilmore Special Project Plan is designed to be used as a general policy guide for land use decisions in the Wilmore neighborhood. Special Projects Plans, like Wilmore, are brief analyses of special developmental problems or pressures affecting an area that merit attention. Acceptance of this plan is not intended to imply approval of any type of zoning amendment before such matters have been fully considered through a public review and hearing process. Also, it does not preclude the application for and consideration of zoning changes under the current ordinance.

The planning process for the Wilmore Plan evolved over a six month period of time. During this period of time, various citizens were involved in the planning process. The Planning Commission staff worked with an Advisory Group which consisted of Neighborhood Housing Service (NHS) Board Members, NHS staff, Wilmore Neighborhood Association Members, major property owners and residents. The Advisory Group helped staff to:

- identify issues,
- assess existing conditions,
- develop community goals and objectives, and
- formulate recommendations.



Also during the process, two community wide meetings were held.

Meeting notifications were sent to residents, absentee property owners and neighborhood businesses.



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## ACKNOWLEDGEMENT

The Planning Commission acknowledges the valuable contributions made by the members of Wilmore Advisory Group. Their input, ideas, opinions and desire for Wilmore to be a viable neighborhood was a vital component of this planning process.

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## INTRODUCTION

Wilmore is an inner-city neighborhood that has undergone a number of changes through the years. As identified on the map below, the boundaries for the planning area are South Tryon Street to the east, Tremont Avenue to the south, Summit Avenue to the north and I-77 to the west.



----- STUDY AREA BOUNDARY

Wilmore is deeply rooted in the City's history. Tom Hanchett notes in his book, Charlotte And It's Neighborhoods, that before the 19th Century two of Charlotte's gold mines were located in what is now called the Wilmore area.

Wilmore began in the 19th Century as a small Black settlement located at the southwest edge of the city. The settlement was called Blandville. The Wilmore neighborhood, as we know it today, was built in 1914 when F.C. Abbott bought 335 acres of farmland owned by Mr. Wilson and Mr. More. Mr. Abbott named the subdivision after them (Wil-More).

Mr. Abbott was hoping to capitalize on the success of the newly created Dilworth subdivision. Mr. Abbott designed the streets in Wilmore as extensions of Dilworth's streets - Tremont, Worthington and East/West Boulevard. He also adopted the curvilinear design of Dilworth's streets for Wilmore's interior streets, and the first homes built in Wilmore were built close to the Dilworth side of the neighborhood.

Wilmore became a bustling middle - class white neighborhood in the 1930's. By the 1960's, many of the homeowners had grown old, and were ready to sell their homes. Also during the 1960's, the City of Charlotte's federally financed Urban Renewal Program razed hundreds of homes in First Ward, Second Ward, Third Ward, Greenville and Blandville thereby, displacing hundreds of black families.

During the same time period, the federal government outlawed deed restrictions that prohibited non-white ownership. Repealing the deed restriction laws enabled Black families displaced by urban renewal to move into previously all white neighborhoods such as Belmont, Villa Heights, Wesley Heights, Fourth Ward and Wilmore. Wilmore, because of its close proximity to Third Ward and Blandville, was very attractive to Blacks.

Since there had been very little new investment or reinvestment in Wilmore since World War II, the neighborhood's housing stock in the late 60's and early 70's started to show signs of decay. In the 1970's, the City of Charlotte's Neighborhood Improvement and Neighborhood Assistance Program provided limited housing rehabilitation and infrastructure improvements in Wilmore. Despite the City's housing rehabilitation efforts, Wilmore was still a neighborhood struggling with housing problems.

To address the housing problems, the City, private lending institutions, residents and the Neighborhood Housing Services of Charlotte Inc. (NHS) formed a public/private partnership. The partnership created the Wilmore NHS which combined public and private funds to repair homes, encourage new residential development and create homeownership opportunities in Wilmore.

The NHS along with the Wilmore Neighborhood Association have been instrumental in revitalizing the neighborhood both socially and physically. Evidence of their efforts are neighborhood

clean-up-campaigns, neighborhood beautification projects, the erection of a neighborhood identification sign, single family infill projects, housing rehabilitation jobs, the Back To School Festival and the Wilmore Day Celebration.

Wilmore Day, an annual neighborhood festival which started in May 1987, is a major source of pride for the neighborhood and an indicator that Wilmore can make a strong come back as a viable inner City neighborhood.



## CHALLENGES FOR PLANNING

In spite of Wilmore's successes with establishing a strong neighborhood association and an aggressive public/private housing program, the neighborhood continues to struggle with a poor image precipitated by the neighborhood's social, economic, and physical problems including:

- Population Loss - The Charlotte-Mecklenburg Planning Commission's population figures indicate that Wilmore's population declined from 2,470 in 1980 to 2,400 in 1989. According to population trends, the neighborhood will have 2,250 people by the end of the century, a loss of 8.9% since 1980.
- Poverty - Twenty-six percent of the population is below the poverty level.
- Crime - The number of drug related crimes has increased significantly, jeopardizing security in the neighborhood. Drug sales can be seen taking place on neighborhood streets during daylight hours; vacant areas are often littered with needles and other drug related paraphernalia. Assaults account for 33% of crimes reported in Wilmore, which is higher than the city's average.
- Home Ownership - Only 45.1% of the homes in Wilmore are owner occupied.

- Deteriorating Housing - A study conducted in 1987 by the UNCC Urban Institute indicated that 23% of the neighborhood's housing units were deteriorated.
- Land Use/Zoning Conflicts - Single family units comprise 47% of the land uses; however, 60% of the property is zoned for multi-family housing.
- Potential for Redevelopment - Because of the neighborhood's proximity to Uptown, potential exists on the edges for expanding nonresidential uses into the residential areas.
- Infrastructure - Areas exist in the neighborhood that lack sidewalks, curb and gutters and there are some places where the repairs are needed.

Collectively, the problems are holding Wilmore back from becoming a stable inner city neighborhood. Unless the problems are addressed, Wilmore's future is uncertain. This special project plan identifies steps the community should take to build upon the positive changes already taking place within the neighborhood. Essentially, it is a "road map" to Wilmore's future.

The underlying assumption of this plan is that Wilmore should remain a residential area because in spite of any pressures that may surface in the future, this assumption is based upon the following:

- The neighborhood is home to over 2,400 residents some who have lived in the area for years. Destroying the social fabric of a neighborhood as large as Wilmore can be devastating to the community.
- Providing affordable inner-city housing is essential to the livability of the Central District. The existing housing stock is irreplaceable, and every effort should be made to preserve it.
- Considerable resources already have been devoted to rehabilitating homes and creating home ownership opportunities. These efforts should be sustained.

To get Wilmore on track to becoming a more desirable, stable neighborhood, it will be essential that:

- crime that has been victimizing residents is reduced so that people feel safe and secure living in the neighborhood;
- efforts to rehabilitate deteriorated housing continue;
- land/use zoning conflicts that threaten the existing residential character are eliminated;
- the percentage of home ownership in the neighborhood increases; and

- residents, property owners, business and churches actively participate together in attacking neighborhood problems.

## SPECIFIC ISSUES AND RECOMMENDATIONS

Background, issues and recommendations related to the above challenges for Wilmore are grouped into five categories within this section of the plan. The categories include: land use, housing, crime, infrastructure, and neighborhood amenities.

### A. LAND USE

#### Background:

The existing development pattern in Wilmore, illustrated on Map 2, consists primarily of single family housing (47%). Multi-family housing is dispersed throughout and constitutes 14% of Wilmore's total land area. The bulk of the remainder of land includes industrial, commercial, and office uses, principally located on the periphery of the residential areas. In addition, Abbott and Spruce Parks exist within the neighborhood. A relatively small portion (8.5%) of land is vacant.

The majority of the land in the neighborhood (60%) is zoned R-22MF/(R-6MF), a multi-family district allowing up to 21 dwelling units per acre. Only (1%) is zoned single family, and the remainder of the land is zoned for office, business or industrial uses. Map 3 depicts the existing zoning pattern. (Tables 1 and 2 in the Appendix A provides a more extensive breakdown of the land use and zoning.)

1. Issue: Single Family Areas:

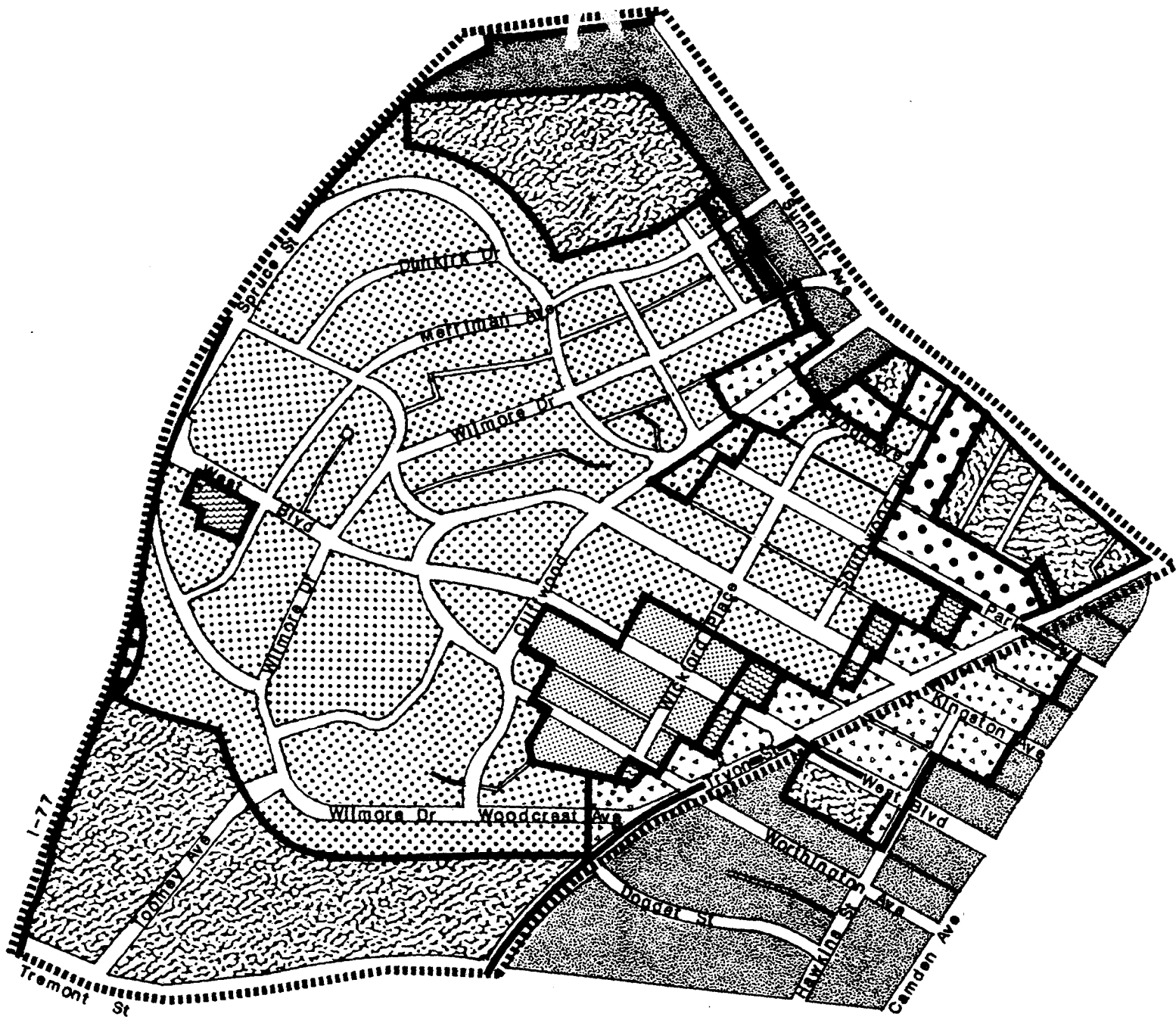
In the Wilmore neighborhood, there are predominantly single family areas that are zoned R-22MF/(R-6MF), R-43MF/(R-6MFH), O-2/(O-6) and B-1. These zoning classifications do not reflect the land use pattern for R-22MF/(R-6MF) and R-6MFH allow multi-family development, O-2/(O-6) allows office and multi-family development, and B-1 allows commercial uses. If these zoning classifications are allowed to stay in place, the single family character of Wilmore will be threatened by intensification and the encroachment of nonresidential uses.





Recommendations:





- Maintain the existing single family character of the neighborhood by initiating the following rezonings:
  - Rezone the single family area bound by Spruce Street to the north, Wilmore Drive to the east, West Boulevard to the south and Spruce Street to the west from R-22MF/(R-6MF) to R-5/(R-6).

# WILMORE EXISTING ZONING

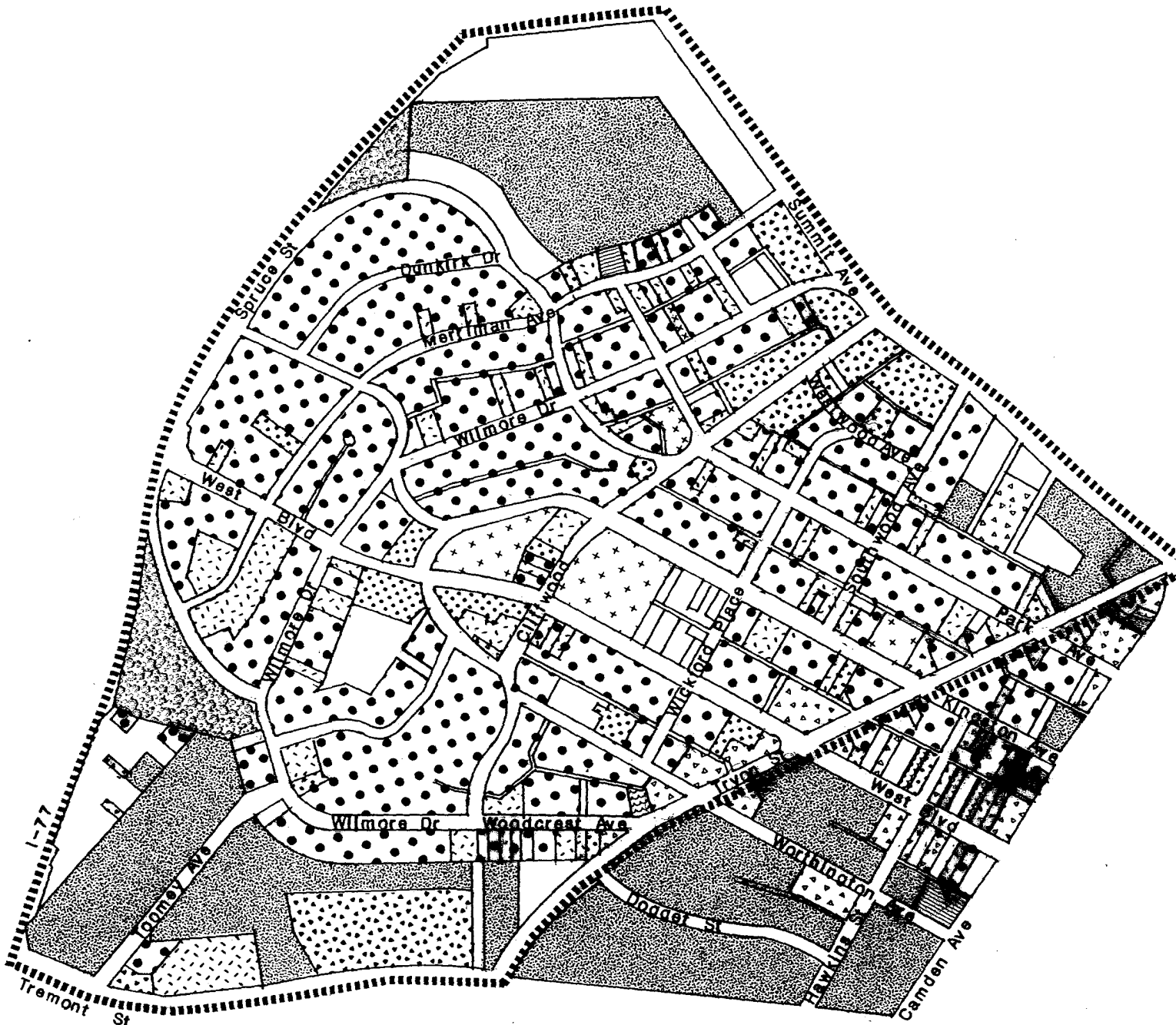
## MAP 2




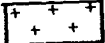







-  SINGLE FAMILY
-  MULTI-FAMILY
-  MULTI-FAMILY HIGH RISE
-  OFFICE

-  NEIGHBORHOOD COMMERCIAL
-  GENERAL COMMERCIAL
-  LIGHT INDUSTRIAL
-  HEAVY INDUSTRIAL

# WILMORE EXISTING LAND USE MAP 3



- |   |               |   |                   |
|---|---------------|---|-------------------|
|  | SINGLE FAMILY |  | INDUSTRIAL        |
|  | MULTI-FAMILY  |  | INSTITUTIONAL     |
|  | DUPLEX        |  | PARKS             |
|  | OFFICE        |  | PARKING/UTILITIES |
|  | COMMERCIAL    |   |                   |

- Rezone the single family area bound by Spruce Street to the north, West Kingston Avenue to the east, West Boulevard to the south and Wilmore Drive to the west from R-22MF/(R-6MF) to R-5/(R-6). The existing apartment complexes are excluded from the recommendation.
  
- Rezone the single family area bound by West Park Avenue to the north, Cliffwood Place to the east, Spruce Street to the south and Merriman Street to the west from R-22MF/(R-6MF) to R-5/(R-6).
  
- Rezone the single family area bound by Summit Avenue to the north, Cliffwood Place to the east, West Park Avenue to the south and Wilmore Drive to the west from R-22MF/(R-6MF) to R-5/(R-6). Rezone the R-22MF/(R-6MF) and O-2/(O-6) property on both sides of Wilmore Drive to R-5/(R-6) and the R-22MF/(R-6MF) property on the north side of West Park Avenue to R-5/(R-6).
  
- Rezone the single family area bound by Summit Avenue to the north, Southwood Avenue to the east, West Park Avenue to the south and Cliffwood Place to the west from R-22MF/(R-6MF) to R-5/(R-6) and rezone the B-1 property located at the corner of West Park Avenue and Cliffwood to R-5/(R-6).
  
- Rezone the single family area bound by West Park Avenue to the north, South Tryon to the east, West Kingston Avenue to



the south and Cliffwood Place to the west as follows: the R-22MF/(R-6MF) property to R-5/(R-6), but exclude the property rezoned by the South Boulevard Plan, and the B-1 property at the corner of West Park Avenue and West Kingston Avenue to R-5/(R-6).

- Rezone the single family area bound by West Boulevard to the north, Wood Dale Terrace to the east and Spruce Street to the south and west as follows: the O-2/(O-6) property along West Boulevard, the R-22MF/(R-6MF) property along Spruce Street, both sides of Wilmore Drive and the west side of Wood Dale Terrace to R-5/(R-6).
  
- Rezone the single family area bound by Worthington Avenue to the north, Cliffwood Place to the east, Wilmore Drive to the south and Wood Dale Terrace to the west as follows: the east side of Wood Dale Terrace from R-22MF/(R-6MF) to R-5/(R-6) except the apartments at the corner of Wood Dale Terrace and Toomey Avenue, and rezone from R-22MF/(R-6MF) to R-5/(R-6) the property along both side of Wilmore Drive, and the west side of Cliffwood Place.
  
- Rezone the single family area bound by West Worthington Avenue to the north, South Tryon Street to the east, Woodcrest Avenue to the south, and Cliffwood Place to the west as follows: the R-22MF/(R-6MF) property on east side of Cliffwood Place to R-5/(R-6), except for the apartments at



the corner of Cliffwood Place and the property along Woodcrest Avenue from R-6MF to R-6 except for the apartment complexes.

2. Issue: Mixed Residential Areas:

Several areas in Wilmore have a development pattern that consists of duplexes, triplexes, quadraplexes and single family housing uses. The problem with these areas is not the development pattern but the density allowed in the O-2/(O-6), R-22MF/(R-6MF) and R-43MF/(R-6MF) districts; the existing zoning districts would allow 21 dwelling units per acre.

Recommendations:

- To reflect the current land use pattern and provide greater flexibility in housing choices, rezone the following areas to R-8.
  - the single family area bound by West Boulevard to the north, South Tryon Street to the east, West Worthington Avenue to the south and Cliffwood Place to the west as follows: the R-43MF/(R-6MFH) property along West Boulevard, R-22/(R-6MF) property on the east side of Cliffwood Place, the R-43MF/(R-6MFH) property along Wickford, and the R-43MF/(R-6MFH) and O-2/(O-6) property on the south side of west Worthington to R-8.
  - the R-22/(R-6MF) and O-2/(O-6) property on the west side of Merriman Avenue between Spruce Street and Summit Avenue.

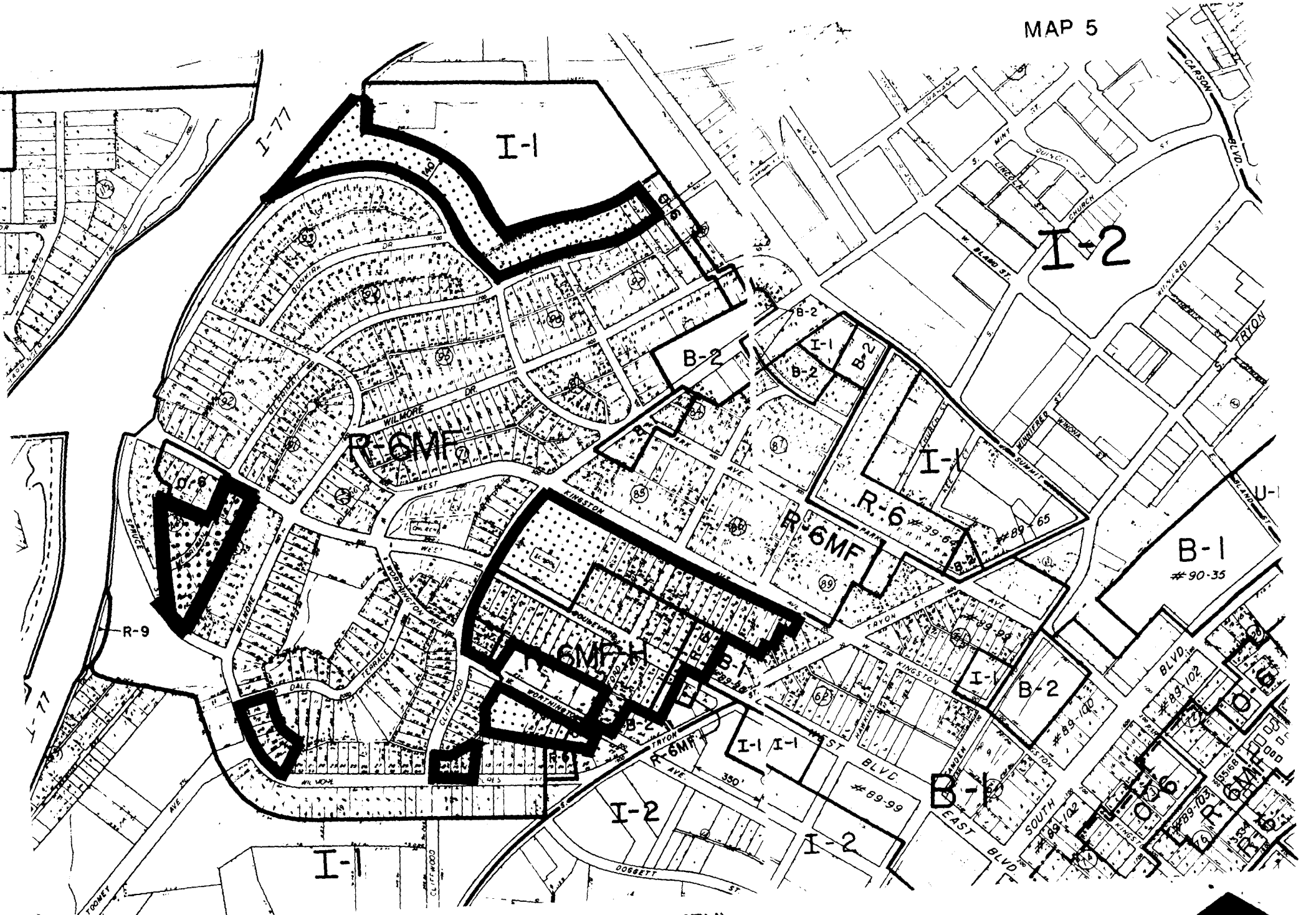
- the R-22MF/(R-6MF) and O-2/(O-6) property on the east side of Merriman Avenue between West Park Avenue and Summit Avenue.
  - the R-22MF/(R-6MF) and R-43MF/(R-6MFH) area bound by West Kingston Avenue to the north, South Tryon Street to the east, West Boulevard to the south and Cliffwood Place to the west, but excluding the property rezoned in the South Boulevard Plan.
  - the R-22MF/(R-6MF) property on both sides of Merriman Avenue between West Boulevard and Wilmore Drive.
- Rezone the north side of west Worthington Avenue from R-43MF/(R-6MFH) to R-8MF.


3. Issue: Industrial Intensification:

The majority of the I-2 property along Summit Avenue is used for light industrial uses. Heavy industrial intensification will threaten the long term stability of the neighborhood.

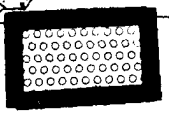
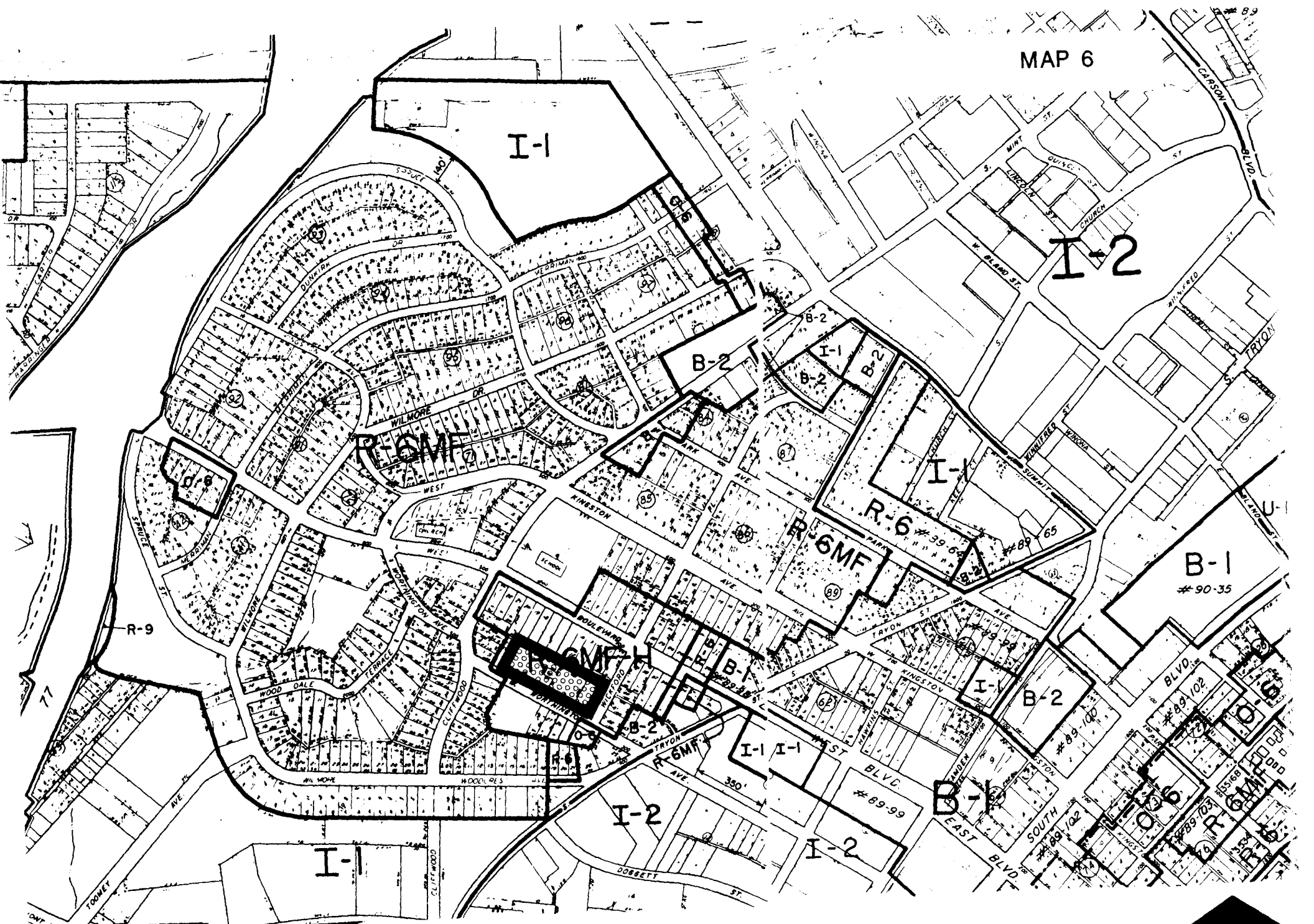
Recommendations:

- Maintain the existing land use pattern along Summit Avenue, and pursue the following rezoning to ensure that compatible development occurs in the future:
  - Rezone I-2 property on the south side of Summit Avenue between Southwood and Merriman Avenue to I-1.



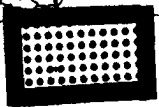
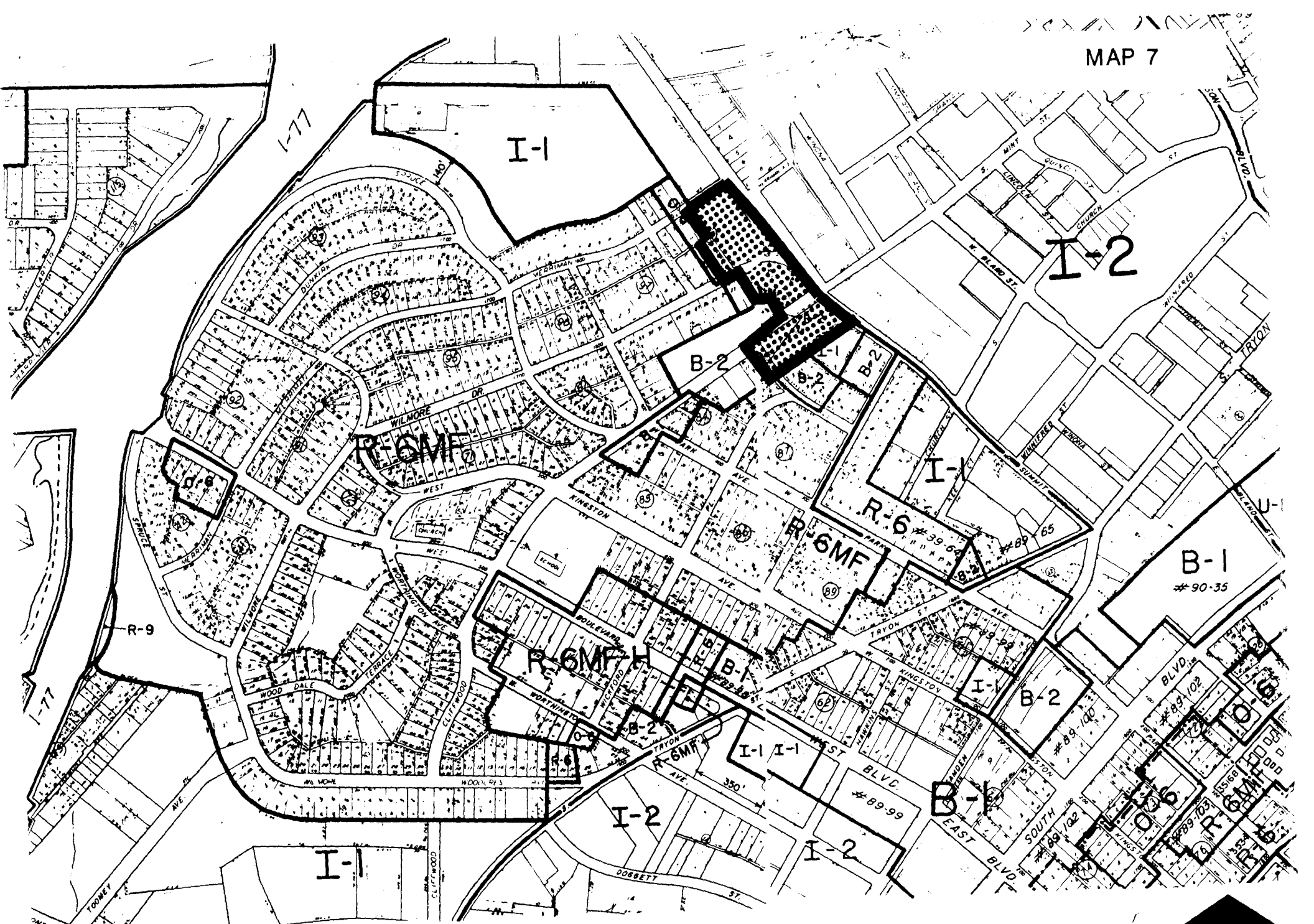
 REZONE R-22MF/(R-6MF), R-43MF/(R-6MFH)  
and O-2/(O-6) TO R-8





REZONE R-43MF/(R-6MFH) TO R-8MF





REZONE I-2 TO I-1



north

## B. HOUSING

### Background

According to a survey conducted by the UNCC Urban Institute in 1990, 34% of the houses in Wilmore were in good condition, 50% were in satisfactory condition, 2.17% were deteriorated and 4.35% were dilapidated. Some of the units have housing code violations such as peeling paint, holes in walls, inoperable windows, bad plumbing and electrical wiring.

The number of absentee landlords contributes to the housing code violation problem. Currently 45.1% of the housing units are owner occupied and 54.9% are renter occupied.

### Current Public and Private Efforts

In 1986, after a successful program in the Plaza-Midwood neighborhood, the Board of Directors of the Neighborhood Housing Service (NHS) of Charlotte recommended moving into the Wilmore neighborhood to address the housing problems. The NHS is a non-profit corporation created by a partnership between neighborhood residents, City Officials and local lending institutions.



Charlotte's Neighborhood Housing Services mission is to create healthy, stable and self-reliant neighborhoods. The Wilmore NHS's primary goals are:

- Increase Homeownership;
- Repair owner occupied units;
- Develop a greater sense of community;
- Develop an effective neighborhood watch program; and
- Strengthen the neighborhood organization.

The Wilmore NHS has been the catalyst for revitalization in the neighborhood. It has rehabilitated homes, purchased homes for single family infill development and provided down payment assistance to prospective homeowners. (Table 3 in the appendix list the NHS projects.)

Another housing program active in the neighborhood is the STEP Program (Strategies to Elevate People) of Myers Park United Methodist Church. STEP weatherized the homes of the elderly and disabled in Wilmore.

Homeowners and absentee property owners in Wilmore are also eligible for the City Community Development Department's housing programs. The

following housing programs are offered by the Community Development Department:

- Standard Rehabilitation Loan - Rehabilitates owner occupied single family homes.
- Rental Rehabilitation Loan - Rehabilitates rental single family and multi-family units.
- Grant Program - Provides funds to persons who are 65+ for home rehabilitation.

Issues:

Although efforts have been made to revitalize the neighborhood, there are still some housing needs that should be addressed such as the systematic housing code enforcement, publicizing various housing programs and targeting deteriorated areas.

Recommendations:

- The City should continue to support the Wilmore NHS's revitalization efforts.
- To create more homeownership opportunities, the NHS should consider focusing more of its planning activities and monetary resources toward its Acquisition, Repair and Resale programs.

- The NHS should consider identifying areas in the neighborhood that have a high concentration of deterioration, and should target some of their revitalizing efforts toward those areas.
- Systematic housing code enforcement should be provided by the Community Development Department to ensure that all residential dwelling units are inspected and brought into housing code compliance within a reasonable time frame. The Community Development Department and the NHS should work together to help property owners comply with the housing codes.
- The Community Development Department and the NHS should consider conducting seminars and workshops for property owners and residents on housing programs and services offered by both agencies.
- The NHS and the Wilmore Neighborhood Association should consider developing a "Good Neighbor Dialogue" with the absentee property owners. The Good Neighbor Dialogue would outline the mutual concerns of all three parties and develop a plan to address neighborhood concerns.

## C. CRIME

### Background:

Wilmore has a well documented reputation as an area in the city where illegal drug activities are very prevalent. The drug problem, in turn, breeds other crimes such as burglaries and assaults.

During the time period of January 1 - June 30, 1990, 360 offenses in the Wilmore area were reported to the Police Department and 221 arrests were made. Twenty-five percent of the arrests were drug related which is proportionally higher than the city-wide percentage of drug related arrests which is 9.3%. Table 4 in appendix indicates the type of arrests made in Wilmore.

The Police Department is very aware of the crime problems in Wilmore and has been working very diligently to address the problems. The Police Department has held several meetings in the neighborhood to talk about what steps are needed to combat the crime problem. The Police Department indicated that one of the barriers in combatting crime is the residents' reluctance to report crimes because of the fear of reprisal.

The Wilmore Neighborhood Association, established in 1978, is working jointly with the Southside and Brookhill neighborhoods to combat the drug problem in the area. The three neighborhoods have jointly

received a grant from the Mott Foundation/Foundation of the Carolinas that will focus on the drug problem. The neighborhoods Motto is: "Brookhill, Southside and Wilmore Say No To Drugs". The neighborhoods' War On Drugs Program will:

- Distribute information to residents on how to anonymously report crime to the police;
- Develop a Crime Watch Program in all three neighborhoods; and
- Use motivational speakers to inform neighborhood youth about drugs.

Issues:

- Because of drug trafficking and other crimes in the neighborhood, people do not feel secure, which affects their desire to continue to live or buy property in the neighborhood. The high crime rate is a destabilizing force which creates an uncertain future for the neighborhood.

Recommendations:

- The Southside, Brookhill and Wilmore neighborhoods should continue their joint "War On Drugs" programs.

- The Wilmore Neighborhood Association should develop a Crime Watch Program.
- The Police Department and the neighborhood association should work jointly to initiate community education programs on crime awareness and crime prevention.
- To establish the sense of a constant police presence on each shift the Police Department should consider using Directive Patrol in the Wilmore area.
- The Police Department, Building Standards, Community Development, and Community Improvement Departments should consider forming an informal task force to develop strategies on how the departments can work together to enforce City ordinances in the neighborhood.
- To develop a better relationship between the police and the neighborhood, the NHS and the Wilmore Neighborhood Association should consider hosting an annual neighborhood meeting to introduce the Adam 2 District Team to the residents.

#### D. INFRASTRUCTURE

Infrastructure is the underlying physical "skeleton" of a neighborhood. It includes such things as streets, sidewalks, curbs, gutters, and storm drains. Overall Wilmore has been provided with the necessary infrastructure to make the neighborhood function; however, there are areas within the neighborhood that are lacking or where the existing infrastructure is in need of repair.

##### 1. Issue - Sidewalks:

The sidewalk network in Wilmore is incomplete because sidewalks have not been constructed in all areas of the neighborhood. The existing sidewalks are cracked and broken in some areas and are in need of repair.

##### Recommendations:

- Construct sidewalks on the following streets:
  - West Kingston Avenue from Spruce Street to Wilmore Drive
  - Spruce Street from Merriman Avenue to West Kingston Avenue
  - Along Dunkirk Drive

- Merriman Avenue from West Boulevard to Spruce Street
  
- Along Wood Dale Terrace
  
- Cliffwood Place from Woodcrest Avenue to West Boulevard
  
- The City Engineering Department should conduct a study to determine where the existing sidewalks and curb and gutters should be repaired or replaced.
  
- The Area Plan Capital Improvement Fund, which provides for minor capital improvements recommended in approved area plans, should be used to plant new street trees, repair existing sidewalks and construct new sidewalks that do not rank high enough to be funded by the City's Sidewalk Program.

2. Issue - Drainage

Drainage complaints revolved around erosion of open channels in the Wilmore area. Drainage problems are located in the Toomey Avenue area and at 2022 Wood Dale Terrace.

Recommendations:

- The City Engineering Department should conduct a drainage study of the Toomey Avenue and Wood Dale Terrace areas and develop a



solution to solve the problems through the existing City Drainage Programs.

### 3. Issues - Transportation

Several transportation problems have been identified, during this planning process, including:

- Cut through truck traffic on Cliffwood Place;
- Cut through truck traffic on Toomey Avenue and Woodcrest Drive;
- High accident locations in the neighborhood such as at the intersection of South Tryon Street and West Boulevard, and
- Poor sight distance problems at Wilmore Drive and West Boulevard, make this intersection the most hazardous intersection in the study area. The intersection ranks 27th on the High Accident Location List.

#### Recommendations:

- Construct left turn only lanes on South Tryon Street at both approaches to West Boulevard.
- CDOT should conduct a cut through traffic study for Toomey Avenue and Cliffwood Place.

- CDOT should work with the North Carolina Department of Transportation to formulate strategies to address the problems at the West Boulevard and Wilmore Drive intersection.

#### **E. NEIGHBORHOOD APPEARANCE AND AMENITIES**

##### Background:

The overall appearance of a neighborhood and amenities such as parks and open space significantly affect the image and livability of an area. While Wilmore in general, is an attractive area, there are problems that need addressing. In the scope of needs, neighborhood appearance and amenities are often viewed as low priorities; however, attention to these details can truly make a big difference in the day to day lives of the neighborhood's residents.

##### 1. Issue: Trash and Litter:

Wilmore does not have a profound problem with litter and illegal dumping. However, isolated instances of trash not being containerized properly and illegal dumping does occur in the neighborhood.

Recommendations:

- The Neighborhood Association and the City Community Improvement Department should conduct yearly community education programs on the City's Clean City Program, trash pick up schedules, illegal dumping and on how to properly containerize trash for pick up.
- The clean-up campaigns sponsored by the Neighborhood Association should continue on an ongoing basis.

2. Issue: Parks and Open Space:

Wilmore has two parks; Abbott Park (5 acres) and Spruce Park (1 acre). Abbott Park has playground equipment, basketball goals, tennis courts and picnic areas while Spruce Park has only playground equipment.

Abbott Park in the past has had some maintenances problems such as erosion, peeling paint on playground equipment and the over growth of vegetation. Spruce Park is in good condition but does need some landscaping treatments to improve the park's edge relationship with the neighborhood. In addition, summer youth recreation programs are needed at Abbott Park.

Recommendations:

- The Parks and Recreation Department should specifically address the maintenance problems at Abbott Park and improve the landscaping at Spruce Park.
- The Park and Recreation Department should explore the possibilities of having summer youth recreational programs at Abbott Park.

3. Issue: Streetscape

West Boulevard and South Tryon are not only gateways into Wilmore but are also gateways into the Uptown area. A community's image depends, to a great extent, on the appearance of its streetscape, and the streetscape along West Boulevard and South Tryon projects a poor visual image of the city. The corridors have overhead utility lines, little if any landscaping, and numerous curb cuts.

Recommendation:

- The Planning Commission's staff should develop a generic design document for streetscapes which would be implemented through the development process.

4. Issue: Relationship to I-77 to Neighborhood

There is poor edge relationship between I-77 and the neighborhood because there are no landscape buffers or noise devices along I-77.

Recommendation:

- City should provide landscape buffers and other visual/noise attenuation devices along I-77 between West Boulevard and Summit Avenue.

PREVIOUSLY ADOPTED PLANS

Portions of Wilmore have been included in two adopted area plans: the South Boulevard and West Morehead Special Project Plans. The plans were reviewed as part of the planning process for the Wilmore Special Project Plan to identify any changes needed. The plans' recommendations are consistent with the recommendations of this plan for the remainder of Wilmore and therefore no changes are recommended.

- South Boulevard Special Project Plan

The South Boulevard Special Project Plan adopted by the City Council in February, 1987, dealt with the South Tryon Street portion of the neighborhood. The plan's basic objectives were to protect Wilmore's residential areas from the encroachment of commercial uses on South Tryon Street and to develop South

Boulevard as a neighborhood commercial center for both the Dilworth and Wilmore neighborhoods. Corrective rezonings were recommended in the South Tryon Street area, and many properties have been rezoned.

- West Morehead Special Project Plan

Adopted by City Council in October, 1987, the plan makes recommendations for the Summit Avenue/West Park Avenue area of Wilmore. The plan focuses on protecting the single family residential character of the West Park Avenue area by delineating where commercial and industrial uses should be located and by recommending corrective rezonings for the area. Recommended corrective rezonings for the area have been implemented.

## CONCLUSION

The Wilmore Special Project Plan provides a framework for action in the neighborhood. The plan recommends strategies to help stabilize the neighborhood by encouraging a secure and revitalized core surrounded by a strong business community. The Plan further suggests courses of action to take if such a neighborhood is to be realized. Developing the plan is the relatively easy part in rebuilding a neighborhood. The difficulty comes in taking the necessary steps to make the plan a reality.

The people who live in Wilmore, the absentee property owners, business community interests, and the public sector will all have an impact on the neighborhood. The public sector can provide some assistance, but the future of Wilmore is ultimately in the hands of those who live there and own property in the neighborhood. It is important that all parties work together to ensure a promising future for the Wilmore neighborhood.

**APPENDIX**



TABLE 1  
LAND USE CATEGORIES

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<u>Land Use</u>	<u>Approximate Acreage</u>	<u>Approximate % of Total</u>
Single Family	100.153	47.8
Multi-Family		
Apartments	6.368	3.0
Duplex	22.014	10.5
Office	5.372	2.6
Commercial	10.842	5.2
Institutional	13.421	6.4
Manufacturing	32.494	15.5
Vacant	17.865	8.5
Utilities	0.818	0.4

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**TABLE 2**  
**ZONING DISTRICTS**

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<u>Land Use</u>	<u>Approximate Acreage</u>	<u>Approximate % of Total</u>
R-9	1.000	0.5
R-6	3.000	1.4
R-6MF	125.879	60.4
R-6MFH	9.960	4.8
B-1	1.163	0.6
B-2	12.413	6.0
O-6	5.404	2.6
I-1	34.671	16.6
I-2	14.926	7.2

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TABLE 3  
WILMORE NHS PROGRAM  
JUNE 87 - FEBRUARY 90

TYPE OF PROJECT	NUMBER OF UNITS
Acquisition, Rehabilitation & Resale	25
Down payment Assistance	7
Rehabilitation Loans	40
Weatherization	41
Beautification	15
Exterior Painting	15
Interior Painting	9
Total	152
* Source: City of Charlotte Community Development Department and Wilmore NHS	

TABLE 4  
 ARREST MADE IN WILMORE BY CPD  
 JANUARY 89 - DECEMBER 89

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CRIME	FREQUENCY
1. Drug/Possession	93
2. Other State/Local	72
3. Traffic Citation	34
4. Non-Aggrav Assault	42
5. Gambling	22
6. Disorderly Conduct	26
7. MFG/Sale Drugs	20
8. Aggrav. Assault	21
9. Larceny	21
10. Vandalism	12
11. Conceal Weapon	11
12. Burglary	14
13. Stolen Property	11
14. Fraud	11
15. DWI	7
16. Robbery	6
17. Sex Offenses	3
18. Rape	2
19. Embezzlement	2
20. Indecent Exposure	1
21. Murder	2

22. Prostitution	3
23. Child/Neglect	3
24. Vehicle Theft	1
25. Liquor Law	2

Source: Charlotte Police Department

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