July 12, 2021
Work Session

A City-County Agency providing public planning services to the City of Charlotte and the unincorporated areas of Mecklenburg County
1. **Call to Order & Introductions** (12:00 – 12:05pm)
   - Virtual meeting protocols

2. **Minutes and Reports** (12:05 – 12:10pm)
   - Approve June 7th Work Session Minutes – *Attachment 1*
     - Discussion on Information in Review Packet
     - Executive Committee Minutes (May 18th) – *Attachment 2*
     - Zoning Committee Agenda Results (June 1st) – *Attachment 3*
     - Planning Committee Minutes (May 11th & May 18th) – *Attachments 4*
     - Charlotte Regional Transportation Planning Organization (June 6th) – *Attachment 5*
     - Historic District Commission Meeting Results (June 6th) – *Attachment 6*
     - Upcoming Meeting Dates – *Attachment 7*

3. **New Business** (12:10 – 2:00pm)
   - Charlotte Future Implementation Update: 2040 Policy Map, Alysia Osborne, PD&D Division Manager of Long Range and Strategic Planning (25 minutes)
   - Unified Development Ordinance (UDO) Process and Next Steps, Laura Harmon, PD&D Division Manager of Entitlement Services (25 minutes)
   - ALL IN 2040: Center City Vision Plan, Michael Smith, Center City Partners (60 minutes)

4. **Future Work Session Agenda Topics**

<table>
<thead>
<tr>
<th>Agenda Topic</th>
<th>Meeting Date</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Planning Commission</strong></td>
<td></td>
</tr>
<tr>
<td>Summer Break</td>
<td>August</td>
</tr>
<tr>
<td>Planning Commission Retreat</td>
<td></td>
</tr>
<tr>
<td><strong>Planning Committee</strong></td>
<td></td>
</tr>
<tr>
<td>July Mandatory Referrals</td>
<td>July 20</td>
</tr>
</tbody>
</table>
Charlotte-Mecklenburg Planning Commission
Work Session Summary Minutes
June 7, 2021
Virtual Meeting

Attendance
Commissioners Present: Sam Spencer (Chairperson), Keba Samuel (Vice Chairperson), John Fryday, John Ham, Phillip Gussman, Douglas Welton, Cozzie Watkins, Victoria Nwasike, Erin Barbee, Peter Kelly, Andrew Blumenthal, Astrid Chirinos, and Courtney Rhodes

Planning Staff Present: Taiwo Jaiyeoba (Planning Director), Alyson Craig (Deputy Planning Director), Candice Rorie, Shavon Davis, Alysia Osborne, Kathy Cornett, and Laura Harmon

Call to Order & Introductions
The Chairperson called the meeting to order at 12:00 pm, welcomed those present and went over the protocols of the virtual meeting.

Minutes and Reports
Approval May 3 Work Session Minutes
A motion was made by Commissioner Barbee and seconded by Commissioner Blumenthal to approve the May 3, 2021 minutes. The vote was unanimous to approve the minutes.

New Business
FY2022 Planning Commission Leadership Vote
Chairperson Spencer thanked the commission and said that it has been an honor serving as chairperson over the past 2 years and opened the floor for any other nominations for Chairperson.

A motion was made by Commissioner Gussman and seconded by Commissioner Barbee to close the nominations for chairperson. The vote was unanimous to close the nominations for chairperson.

A motion was made by Commissioner Gussman and seconded by Commissioner Chirinos to nominate Keba Samuel for Chairperson of the Planning Commission. The vote was unanimous to elect Keba Samuel as Chairperson of the Planning Commission. *Due to audio issues, Commissioner Watkins vote was received via text.

Chairperson-elect Samuel expressed her gratitude and looks forward to serving as Chairperson for the Commission.

Chairperson Spencer opened the floor for any other nominations for Vice Chairperson.

A motion was made by Commissioner Ham and seconded by Commissioner Welton to close the nominations for vice chairperson. The vote was unanimous to close the nominations for vice chairperson.

A motion was made by Chairperson-elect Samuel and seconded by Commissioner Barbee to nominate Phillip Gussman for Vice Chairperson of the Planning Commission. The vote was unanimous to elect Phillip Gussman as Vice Chairperson of the Planning Commission. *Due to audio issues, Commissioner Watkins vote was received via text.
Vice Chairperson-elect Gussman expressed his gratitude and looks forward to continuing to serve in leadership position for the 2021-2022 fiscal year.

Chairperson Spencer advised that he will work with staff and incoming leadership to create the new committee lists for the next fiscal year and in addition to this, each committee will elect their Vice Chairs in July so if anyone is interested in running for those positions, please let the Commission know. He went on to say there is additional time commitment for that position; you are expected to be at every meeting, you are expected to run meetings, and you are expected to attend Executive Committee meetings which adds another hour of meetings and a couple more hours of work every month.

**Charlotte Future 2040 Comprehensive Plan Update and Comment Review**

Ms. Alysia Osborne shared a presentation on the process, where they are today, and the path moving forward with the plan. At the end of the presentation, she shared the comments received from the Commissioners and allowed them to explain the intent of their comment. Ms. Osborne offered explanation and feedback during this comment review period.

Commissioner Kelly’s question was in relation to 1.3 Equitable Growth Framework and asked Ms. Osborne what was the basis for not accepting this recommendation from the Commission. Ms. Osborne replied they did change the language that was originally provided by the Planning Commission, as seen on page 19. Chairperson Spencer commented that he would have no objections of seeing this within the pages of section 1.3 as opposed to the first page.

Under the section of Complete Communities, Commissioner Fryday pointed out the statement which read “Not all neighborhoods have the same outcome goals” and asked is this in the plan now because he thinks it is an awfully good statement. Ms. Osborne replied that the place type mapping will provide that contextual application of the policy and it does talk about the guidance of what that place type mapping will do. She went on to say if the Commission feels that this language around some neighborhoods are more suburban than others, then that’s some language that they will consider as a revision to the document for the Commission to vote on at the meeting on the 15th.

Commissioner Chirinos asked, to the point of Commissioners Kelly and Fryday’s comments, should it be said that this is all going to be specified on the UDO so people don’t feel that there’s a gap there and question why it is not stated or articulated in the plan. Ms. Osborne replied that discussion is within the plan; it just doesn’t use those words, but it does talk about what complete communities are and provides that definition. She went on to explain how these are addressed through the equitable growth framework and place type mapping which applies the policies to actual land which happens prior to the UDO.

Commissioner Rhodes commented on page 33 under the appendix which talks about investments, it was a little unclear as to whether this included new increase investments. Ms. Osborne replied they are starting to measure some of their investments and being more intentional about creating those metrics and measures. She advised that they could refine the language to reach the suggested intent.
Chairperson-elect Samuel questioned how would we know if the intent of the plan matches the impact and Ms. Osborne explained that the metrics and measures for the plan are organized by each goal and there’s a metric assigned to each objective. She advised that some of those metrics, they will be establishing for the first time and those will be tracked and monitored over time and reported out on to help them understand whether they are achieving the objective or goal that has been adopted within the plan.

There was a discussion concerning objective 3.C. Chairperson-elect Samuel feels the current language seems limiting. Ms. Osborne explained the collaboration with Housing and Neighborhood services and said as an objective or goal within the plan, they were advised to do the 80% AMI or less and provide flexibility in the types of partnerships in developments that they would need to provide affordable housing. Chairperson-elect Samuel replied that she understands there has been collaboration with Housing and Neighborhood Services and other pros and experts, but added that this is something that she will push to the limit and plans to attend the Planning Committee meeting and continue to support the change. Several Commissioners verbally extended their support.

**Strategic Energy Action Plan**

Ms. Katie Riddle shared a slide presentation and gave a brief overview of the Strategic Energy Action Plan. She talked about the goals of their action plan and advised she is open to discuss ways their goals, strategies, and language could be incorporated into the Planning Commission’s Environmental Statement.

Chairperson Spencer revealed one of the last things that he would like to do as chair of the Commission is to task Commissioner Blumenthal, who has graciously volunteered, to lead their policy statement to the commission and to TAP. This includes taking what they have talked about in their Environmental Statement last year and producing a policy statement for staff, Zoning Committee, and the City Council to use when considering rezonings. He said this would give them an opportunity to have a more coherent policy when it comes to considering the environment, whether that be the goals of the SEAP or the goals that they’ve stated on the Planning Commission as they’ve considered rezonings because right now, they do not have a coherent framework for doing that.

Commissioner Blumenthal addressed the Commission stating when he and Commissioner Watkins originally drafted the statement there was a general recognition that it was very aspirational but toothless, so he thinks this is a step in the right direction to create a framework by which they can actually start to build some metrics and some force-ability around the environmental statement and really make it into something that they are able to use. Lastly, he extended the offer for other Commissioners who wants to participate in this to join him.

Vice Chairperson-elect Gussman asked Ms. Riddle are they working to interact with private entities and some of our business leaders to help coordinate some of this. Ms. Riddle responded absolutely; in terms of community engagement on the SEAP, they have a SEAP External Content Group which is made up of individuals from Duke Energy, Wells Fargo, Bank of America, as well as the Environmental Stakeholders such as Sustain Charlotte and Clean Air Carolina. This group has been
meeting since 2019 and they come together to share best practices, help connect with what everyone in the community is doing, and share in how they can support one another.

Commissioner Chirinos asked Ms. Riddle if she could share the Statement of Sustainability that they will be supporting as a Commission. Chairperson Spencer clarified that they’re initial statement was agreed to by the Planning Commission before she rotated on, so that was a part of the FY2020 Work Plan. He added as, Commissioner Blumenthal kicks off that work, they can send that Environmental Statement to the whole Commission. Commissioner Blumenthal explained that he will build out a framework for the next steps which includes taking that statement and using it as a basis for the framework going forward.

Chairperson Spencer commented one of the things that he hopes will continue going forward is the Planning Commission working closer with the Office of Sustainability because it’s so important to the work that they do and the land use decisions that the city makes, especially here in Charlotte where we are powered by nuclear energy and not other forms of energy. He went on to say how we determine land use and how long our car trips are contributes to our carbon impact, so what they do here as a Commission directly touches sustainability every time they make a zoning decision. He thanked Ms. Riddle for taking the time out to speak with the Planning Commission as they work together for a more sustainable Charlotte.

Other Business
Chairperson Spencer presented a virtual certificate of appreciation to out-going Commissioners John Fryday and Cozzie Watkins and thanked them for their years of service to the Planning Commission. Many of the Commissioners expressed gratitude for their devotion to this body and helping them transition to the Commission.

Director Jaiyeoba personally thanked Commissioner Fryday and Commissioner Watkins for their leadership, proactiveness, and sound guidance to the Planning Commission.

Adjournment
The meeting adjourned at 1:53 pm.
Attendence
Commissioners Present: Sam Spencer (Chairperson), Keba Samuel (Vice Chairperson), Phillip Gussman and Douglas Welton

Planning Staff Present: Taiwo Jaiyeoba (Planning Director), Shavon Davis, Candice Rorie, and Kathy Cornett

Call to Order
Chairperson Spencer called the meeting to order at 4:00 pm and welcomed those present.

Approval of Minutes
A motion was made by Vice Chairperson Samuel and seconded by Commissioner Gussman to approve the April 19, 2021 minutes. The vote was unanimous to approve the minutes.

New Business
Ms. Rorie shared the future work session agenda topics. She advised that the topics for the July work session are tentative due to the outcome of the adoption for the Comprehensive Plan and the direction that staff wants to go pertaining to the updates for the Place Type Mapping and the UDO.

Commissioner Gussman questioned the schedule for adoption and Director Jaiyeoba confirmed there is no change and is still scheduled to go before the Planning Committee on June 15th for a recommendation and Council takes action on June 21st.

Vice Chairperson Samuel recalled a discussion from the last Executive Committee meeting that the Environmental piece would be distributed to the Planning Commission members a week in advance of the June meeting and asked is that still planned. Chairperson Spencer confirmed that was the plan but said the question is, is that achievable. Vice Chairperson Samuel suggested a check in with the Sustainability Office and Ms. Rorie said she will make sure that it is sent as soon as possible.

A motion was made by Commissioner Gussman and seconded by Vice Chairperson Samuel to approve the Future Work Session Agenda Topics. The vote was unanimous to approve the agenda topics.

Other Business
Commissioner Welton asked if the potential reopening of the Government Center would affect the future meeting schedule. Director Jaiyeoba answered from his understanding, there would still be provisions for virtual meetings even after the building reopens for the public.

Approval of Calendars
A motion was made by Commissioner Gussman and seconded by Vice Chairperson Samuel to approve the June and July calendars. The vote was unanimous to approve the calendars.

Adjournment
The meeting adjourned at 4:15 pm.
City of Charlotte

Charlotte-Mecklenburg Government Center
600 East 4th Street
Charlotte, NC 28202

Zoning Agenda

RESULTS

Tuesday, June 1, 2021

Charlotte-Mecklenburg Government Center - Virtual Meeting

Zoning Committee Work Session

Keba Samuel - Chairperson
Erin Barbee
Andrew Blumenthal
Peter Kelly
Elizabeth McMillian
Victoria Nwasike
Douglas Welton
Zoning Committee Work Session

Call to Order: 5:30 pm

Zoning Committee Members

<table>
<thead>
<tr>
<th>Keba Samuel</th>
<th>Douglas Welton</th>
<th>Erin Barbee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Andrew Blumenthal</td>
<td>Peter Kelly</td>
<td>Elizabeth McMillian</td>
</tr>
<tr>
<td>Victoria Nwasike</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Arrived at 5:48

Adjoined: 7:02 pm

Zoning Items

1. **Rezoning Petition: 2021-110 by Charlotte Planning, Design, & Development - Text Amendment**
   **Recommended for Approval**

   **Summary of Petition:**
   This Text Amendment proposes to update the Zoning Ordinance to bring it into compliance with new North Carolina General Statute legislation (Chapter 160D) related to land use effective 7-1-21. This text amendment 1) updates N.C.G.S. references to align with Chapter 160D; 2) updates the processes for all development approvals, including written notices of decisions to both the applicant and the property owner; 3) updates the processes for filing applications, notice requirements, evidentiary hearing provisions and quasi-judicial procedures; and 4) adds conflict of interest standards for boards and administrative staff.

   **Motion:** Barbee  
   **2nd:** Blumenthal  
   **Vote:** 6:0

   **Recommended for Approval**

   This Text Amendment proposes to update the Subdivision Ordinance to bring it into compliance with new North Carolina General Statute legislation (Chapter 160D) related to land use effective 7-1-21. This text amendment 1) updates N.C.G.S. references to align with new Chapter 160D legislation; 2) adds conflict of interest standards for boards, commissions, and administrative staff; 3) adds a requirement for written notices of decisions on preliminary plans and final plats, to be provided to the applicant and the property owner, if different; 4) modifies the performance guarantee regulations; 5) adds requirements for inspectors to present proper credentials prior to inspections, and that proper consent must be given to inspect areas not open to the public or an appropriate inspection warrant must be secured; 6) adds and modifies definitions, and 7) adds text that notifications of decisions sent by first-class mail are deemed received on the third business day for the purposes of filing an appeal.

   **Motion:** Kelly  
   **2nd:** Barbee  
   **Vote:** 6:0
   **Recommended for Approval**

   **Summary of Petition:**
   This Text Amendment proposes to update the Charlotte Tree Ordinance to bring it into compliance by July 1, 2021 with the requirements of North Carolina General Statute 160D. The text amendment 1) updates N.C.G.S. references to align with Chapter 160D legislation; 2) updates the processes and requirements for enforcement procedures; 3) updates the requirements for administrative decisions, evidentiary hearings and quasi-judicial procedures; 4) adds new vested rights and permit choice rules; and 5) adds conflict of interest standards for boards and administrative staff.

   **Motion:** Barbee  
   **2nd:** Kelly  
   **Vote:** 6:0

   **Recommended for Approval**

   **Summary of Petition:**
   This Text Amendment proposes to update the Mecklenburg County Zoning Ordinance to bring it into compliance with new North Carolina General Statute legislation (known as Chapter 160D) effective 7-1-21. This text amendment 1) updates N.C.G.S. references to align with Chapter 160D legislation; 2) updates the processes and requirements for zoning map amendments, conditional rezoning, variances, appeals, certificates of appropriateness, administrative amendments; 3) updates the requirements for notices for hearings and decisions, evidentiary hearing and quasi-judicial procedures, and permit and enforcement procedures; 4) adds new vested right and permit choice rules; and 5) adds conflict of interest standards for boards and administrative staff.

   **Motion:** Kelly  
   **2nd:** Blumenthal  
   **Vote:** 6:0

5. **Rezoning Petition: 2017-118 by Phillips Investments Properties**
   **Recommended for Approval**

   **Location:** Approximately 0.78 acre located on the west side of Statesville Road, north of Cindy Lane. (Council District 2 - Graham)

   **Current Zoning:** R-4 (single-family residential)
   **Proposed Zoning:** B-2 (CD) (general business, conditional) with five-year vested rights

   **Motion:** Blumenthal  
   **2nd:** Barbee  
   **Vote:** 6:0

6. **Rezoning Petition: 2020-192 by White Point Partners**
   **Recommended for Approval**

   **Location:** Approximately 3.50 acres located along the east side of Camden Road, north of East Boulevard, and west of South Boulevard. (Council District 3 - Watlington)

   **Current Zoning:** TOD-UC (transit-oriented development - urban center)
   **Proposed Zoning:** MUDD-O (mixed use development, optional)

   **Motion:** Kelly  
   **2nd:** Blumenthal  
   **Vote:** 6:0
   Recommended for Approval
   
   Location: Approximately 4.54 acres located along the south side of Elmin Street, on the north side of West Boulevard, east of Old Steele Creek Road. (Council District 3 - Watlington)
   
   Current Zoning: R-5 (single-family residential) and R-8 (single-family residential) 
   Proposed Zoning: UR-2 (CD) (urban residential, conditional)

   Motion: Barbee  
   2nd: Nwasike  
   Vote: 6:0

8. Rezoning Petition: 2021-007 by Pakchanok Lettsome 
   Recommended for Approval
   
   Location: Approximately 0.2 acre located near the intersection of E. 17th Street and Seigle Avenue in the Belmont Community. (Council District 1 - Egleston)
   
   Current Zoning: R-5 (single-family residential) 
   Proposed Zoning: UR-2 (CD) (urban residential, conditional)

   Motion: Barbee  
   2nd: Kelly  
   Vote: 6:0

9. Rezoning Petition: 2021-009 by Edward Judson McAdams 
   Recommended for Approval
   
   Location: Approximately .59 acre located at 2100 Matheson Avenue, directly adjacent to Charlotte Country Club. (Council District 1 - Egleston)
   
   Current Zoning: R-3 (single-family residential) 
   Proposed Zoning: R-4 (single-family residential)

   Motion: Blumenthal  
   2nd: Barbee  
   Vote: 6:0

10. Rezoning Petition: 2021-010 by Madison Capital Group 
    Recommended for Approval
    
    Location: Approximately 4.9 acres located north of Wilkinson Boulevard, south of Arty Drive, and west of Berryhill Road. (Council District 3 - Watlington)
    
    Current Zoning: B-1 (neighborhood business, O-2 (office), and R-22 MF (multi-family residential) 
    Proposed Zoning: TOD-NC (transit-oriented development - neighborhood center)

    Motion: Nwasike  
    2nd: Barbee  
    Vote: 6:0
11. Rezoning Petition: 2021-013 by Hebron Road Holdings, LLC
Recommended for Approval

Location: Approximately 8.25 acres bound by Old Hebron Road and Hebron Street, east of Nations Ford Road, and west of South Boulevard. (Council District 3 - Watlington)

Current Zoning: I-1 (light industrial)
Proposed Zoning: I-2 (general industrial)

Motion: Barbee  2nd: Blumenthal  Vote: 6:0

12. Rezoning Petition: 2021-015 by Exponential Development, LLC
Recommended for Approval

Location: Approximately 2.56 acres located in the northeastern corner of the intersection of West Boulevard and Holabird Lane. (Council District 3 - Watlington)

Current Zoning: B-1S (CD) (business shopping center, conditional)
Proposed Zoning: UR-2 (CD) (urban residential, conditional)

Motion: Barbee  2nd: Kelly  Vote: 6:0

13. Rezoning Petition: 2021-022 by OMS Dilworth, LLC
Recommended for Approval

Location: Approximately 1.14 acres located in the western quadrant of the intersection of Cleveland Avenue and Worthington Avenue, east of South Boulevard. (Council District 1 - Egleston)

Current Zoning: TOD-M(O) (transit-oriented development - mixed use, optional)
Proposed Zoning: TOD-NC (transit-oriented development - neighborhood center)

Motion: McMillan  2nd: Barbee  Vote: 6:0

Recommended for Approval

Location: Approximately 2.55 acres located on the east side of Research Drive, north of West W. T. Harris Boulevard, and west of Interstate 85. (Council District 4 - Johnson)

Current Zoning: O-1 (CD) (office, conditional)
Proposed Zoning: RE-3(O) (research, optional)

Motion: Barbee  2nd: Blumenthal  Vote: 5:0
15. **Rezoning Petition: 2021-031 by Halley Douglas, Inc.**

**Recommended for Approval**

**Location:** Approximately 0.23 acre located on the north side of Laurel Avenue, east of Providence Road, and west of Randolph Road. (Council District 1 - Egleston)

**Current Zoning:** R-5 (single-family residential)
**Proposed Zoning:** R-8 (CD) (single-family residential, conditional)

**Motion:** Kelly  
**2nd:** Barbee  
**Vote:** 6:0
Planning Committee Virtual Meeting - Zoom
May 11, 2021 – 5:00 p.m.

Attendance

Planning Committee Members Present: Chairperson Sam Spencer, Vice Chairperson Phillip Gussman; and Commissioners Astrid Chirinos, John Ham, John Fryday, and Courtney Rhodes

Other Planning Commission Members Present: Commissioners: Vice Chairperson Keba Samuel, Andrew Blumenthal, and Douglas Welton

Planning Committee Members Absent: Commissioner, Cozzie Watkins

Planning Staff Present: Kathy Cornett, Zenia Duhaney, Gretchen Flores, Alberto Gonzalez, Travis Johnson, Taiwo Jaiyeoba, Catherine Mahoney, Alysia Osborne, and Candice Rorie

Welcome and Introductions
Chairperson Spencer called the meeting to order at 5:00 p.m., welcomed everyone and introduced each commissioner and staff member.

Virtual Meeting Rules and Guidelines
Chairperson Spencer explained the virtual meeting rules and guidelines. The meeting was livestreamed on Facebook Live. A link for the public to view the meeting’s livestream is posted on the Planning, Design & Development Department’s webpage.

Charlotte Future 2040 Comprehensive Plan Update
Taiwo Jaiyeoba, Planning Director made several points to include:

- The Plan is one piece of the process that started in 2018. Our consultant, MIG, has experience in Denver, San Antonio and similar places where they have done this type of work
- Have had one change during process due to retirement of the Project Manager. Gained a new Project Manager Alysia Osborne
- The scope appearing seemingly different is intentional. Need to make sure the engagement does not stop due to Council adoption of policies. Hence, the reason for separating the place type process from the policy and adoption.
- Completed the Fiscal Analysis to include four scenarios; Business as Usual Scenario, Connected Corridors, the Neighborhoods Nodes and Strong centers.
- We are going to grow in different geographies. These are the places were growth is happening and potentially these are places where growth will be happening in the future. So, what you see today in terms of the place types reflects those growth scenarios.
- The Plan is just one piece of the process and will be coupled with the UDO for implementation.
- There are a series of changes council would like to see made. Of the 53 comments identified, possibly 20 of those items will move forward to next Monday’s straw vote. I truly believe that a key part of that change will be to policy 2.1. I do not believe it should be removed. However, perhaps modified as you may.
- If we remove the 2.1 policy, it is just business as usual. This will not solve the problem. People are saying this is not going to solve the affordability problem. However, in fact we are not solving the affordability problem today so why not try something new. I believe we need affordability, we need density, we need diversity, and we need housing supply.

In 1983, one of my predecessors Martin Cramton started this conversation with council then and prompted it into the future. Therefore, this is the future and we are still having that conversation forty years later. I am hopeful that we don’t point it in the direction of the future Planning Director, but get the work done now. In this way our city can continue to
be a vibrant city.

Kathy Cornett presented the responses to the comments and changes recommended by Planning Committee members. After Ms. Cornett’s presentation Chairperson Spencer clarified that some of the more contentious items where not addressed because they are awaiting council’s decision. Ms. Osborne commented that staff is responding to at least nineteen of the comments from the previous night so that Council could conduct a straw vote on Monday. These comments will be revisions addressed in the second draft. Taiwo Jaiyeoba also remarked that many of the comments made were comments seeking information and staff will respond accordingly. He reiterated that nineteen or twenty of the comments will receive a straw vote to either be kept in the plan or removed.

Commissioner Chirinos talked about her appreciation for the revisions and how they capture the essence of the changes requested by the Planning Commission and Planning Committee. She thanked Ms. Osborne for being careful, intentional and thoughtful and for engaging our newcomers and immigrants.

Vice Chairperson Gussman asked if the committee could look at the edits for section 2.1 of the plan. He remarked that he wants to ensure commissioners could all speak clearly as it relates to the changes.

Vice Chairperson Gussman mentioned as we are talking directly about what happened yesterday and what and how it is impacting this body. There was talk about adding anti displacement as a part of our role. The hesitation with that is that the Planning Commission was specifically created with an Inter-Local Agreement between Mecklenburg County and the City of Charlotte.

Chairperson Spencer acknowledged that it has been great working with the Vice Chairperson on the Commission and Executive Committee. The Vice Chairperson thanked everyone and said the plan where it sits today is the plan we need. If we are going to start pulling it apart at this point, we have a long way to go as a City and as a community. Our built environment is here to support the people that we have.

Chairperson Spencer noted that as a part of the process we still have another round of drafts. Vice Chairperson Gussman stated that he would like a motion to let as many people know about our consensus about the Charlotte Future 2040 Plan as possible within the framework that we are allowed.

The Chairperson asked if the Vice Chairperson is asking for the Planning Committee to have the Charlotte Mecklenburg Planning Commission endorse the Charlotte Future 2040 Comprehensive Plan with the suggested changes. The Vice-Chairperson responded yes.

A motion was made by Vice Chairperson Gussman and seconded by Commissioner Fryday to endorse the suggested changes to the Charlotte Future 2040 Comprehensive Plan. The motion was unanimously approved. (5-0)

Chairperson Spencer voiced that going forward the Planning Committee can publicly say in their conversations and as they talk to people that the Planning Commission and the Planning Committee of the Charlotte Mecklenburg Planning Commission believes in this document is the right document and the right time for the Queen City.

The Chairperson asked if there is anything else for the good of the order or from staff. Mr. Jaiyeoba thanked the Chairperson for his leadership and for also voting to advance the Comprehensive Plan.
The Chairperson thanked everyone and noted that what has been seen from the edits that evening was that it was not just members from the City Council, Planning Commission or Planning Committee, or staff – a lot of people contributed to this document. The community has had a chance to get their voices into this and it’s an important message for not just the commission, but for the staff to hear that we have brought in additional community input. We have brought yet another round of community input into this process. As we talk to people about it, this is not the final draft they will still have a chance for input. You have had ample time to have your voice heard, you still have ample time to have your voice heard. There is no excuse to not be involved in the process. You still have time to be involved in the process. Please join us. Charlotte is going to be better if you join us and you are a part of this process when you let your voice be heard. The Chairperson then called for the adjournment of the meeting.

Adjournment
The meeting adjourned at 6:06 p.m.
Charlotte-Mecklenburg Planning Commission
Planning Committee Virtual Meeting - Zoom
FINAL Minutes
May 18, 2021 – 5:00 p.m.

Attendance

Planning Committee Members Present: Chairperson Sam Spencer, Vice Chairperson Phillip Gussman; and Commissioners Astrid Chirinos, John Ham, John Fryday, and Cozzie Watkins

Planning Committee Members Absent: Commissioner, Courtney Rhodes

Planning Staff Present: Kathy Cornett, Zenia Duhaney, Alberto Gonzalez, Taiwo Jaiyeoba, Catherine Mahoney, Alysia Osborne and Candice Rorie

Other Staff Present: Anne-Rose Loy, General Services, David Love, Charlotte Water Storm Water Services, and Mike Tully, The Mecklenburg County Alcohol Beverage Control Board

Welcome and Introductions
Chairperson Spencer called the meeting to order at 5:00 p.m., welcomed everyone and introduced each commissioner and staff member.

Virtual Meeting Rules and Guidelines
Chairperson Spencer explained the virtual meeting rules and guidelines. The meeting was livestreamed on Facebook Live. A link for the public to view the meeting’s livestream is posted on the Planning, Design & Development Department’s webpage.

Approval of Minutes

A motion was made by Commissioner Watkins and seconded by Vice-Chairperson Gussman to approve the April 20, 2021 minutes. The minutes were unanimously approved.

Chairperson Spencer asked that the minutes from May 11, 2021 be amended. Vice Chairperson Gussman also advised the committee of his motion to modify the minutes in order to clarify his motion to endorse the Charlotte Future 2040 Comprehensive Plan with suggested changes. He explained this may have been perceived as being overall or overarching agreement for the entire plan, which has not been finalized. Chairperson Spencer asked for the unanimous consent of committee members to change the minutes. Commissioner Fryday requested that the Chairperson repeat the motion. Chairperson Spencer restated the motion noting the current language as, “A motion was made by Vice Chairperson Gussman and seconded by Commissioner Fryday to endorse the Charlotte Future 2040 Comprehensive Plan with the suggested changes”.

A motion was made by Vice Chairperson Gussman and seconded by Commissioner Fryday to amend the May 11, 2021 minutes to read “A motion was made by Vice Chairperson Gussman and seconded by Commissioner Fryday to endorse the suggested changes to the Charlotte Future 2040 Comprehensive Plan. The motion was unanimously approved. 5-0”. The motion was unanimously approved.

A motion was made by Vice Chairperson Gussman and seconded by Commissioner Fryday to approve the May 11, 2021 minutes. The minutes were unanimously approved. 6-0

Planning Commissioners Ham and Watkins were asked to state for the official record how they would have voted on the possible changes to the Charlotte Future 2040 Comprehensive Plan. Both responded their votes would have been in the affirmative.
Mandatory Referrals

M.R. #21-14| The ABC Board would like to purchase from EM&C, Investments, LLC, approximately 1.63 acres of land (Parcel 05114123) located at 11870 University City Boulevard.

M.R. #21-15| The City of Charlottes propose to sell two City-owned parcels on Whitham Passage (Parcels 105-311-10 and 105-271-98), located in Council District 4, for the purpose of market and sale.

M.R. #21-16| The City of Charlotte is proposing to sell in fee simple 0.856 acres of Right-of-Way of a 130.00-acre City-owned parcel (PID #113-291-02) located at 8101 Dixie River Road.

M.R. #21-17| Mecklenburg County’s Storm Water Services Program proposes to acquire two flood prone properties located at 5715 and 5727 Wedgewood Drive (Parcels 171-091-04 and 171-091-06). Charlotte Water proposes to acquire a flood prone property located at 1230 E. Woodlawn Road (Parcel 171-042-36) for construction of a sewer project.

Chairperson Spencer explained the mandatory referral process. Commissioners were asked if they wanted to pull any of the Mandatory Referrals. Commissioner Fryday asked to discuss M.R. #21-17. Commissioner Chirinos called the standard wording used to address mandatory referrals on page 10 of the May 18 minutes into question. The Chairperson explained that the language is usually used to convey committee comments. Commissioner Chirinos then asked to pull M.R. #21-14.

Mandatory Referrals Questions & Responses

Alberto Gonzalez, Planning Staff presented the Mandatory Referrals, starting with M.R. #21-17.

- Commissioner Fryday commented that it seems that CDOT has one view of how this would affect some FEMA issues and Storm Water Services has another. Mr. Gonzalez responded that CDOT’s concern is that if they use FEMA funds to buy property and Woodlawn Road needs widening in the future, there will be encumbrances on the area. County Storm Water Services has provided language to address this issue in the future. Commissioner Fryday reiterated that we should treat this as a critical public facility and it appears that CDOT and Storm Water Services differ on the way they view the property.

Candice Rorie, Planning Staff further explained the comment from CDOT was a question regarding the nature of the purchase and as to whether there would be encumbrances. In the statement, they were confirming that there are no Federal funds utilized in the use or purchase of the property. Commissioner Fryday thanked staff for their responses and had no further comment.

The presentation continued with Mandatory Referrals #21-14. Candice Rorie finished the presentation on M.R. #21-14 as the Zoom connection was lost with Mr. Gonzalez. She suggested that questions be directed to Mike Tully from Mecklenburg County Alcohol Beverage Control Board. For the record, Mr. Tully provided a correction to the address of M.R. #21-14.

- Commissioner Ham asked how far the locations are from each other. Mr. Tully responded approximately two miles.
- Commissioner Watkins asked if this is going to cause an increase in size due to distribution of alcohol products, or is it going to be one spot for another. Mr. Tully responded it is going to be one spot for another and we anticipate having almost identical square footage; replacing the building that we are losing in the NCDOT project.
- Commissioner Chirinos asked if they would have to demolish the building where they are located and move to another building. Mr. Tully responded yes. Commissioner Chirinos also asked are there criteria as to how far ABC stores must be located from each other and how far is the next ABC store. Mr. Tully responded there is no criteria and the next ABC store is just short of 5 miles in another county. Commissioner Chirinos thanked Mr. Tully for his responses.
The Chairperson asked if there were any other questions about hearing none, entertained a motion. For the record, he commented that the word agency should be changed to agencies in the motion.

A motion was made by Commissioner Fryday and seconded by Vice Chairperson Gussman stating that the Planning Committee reviewed M.R. #21-14, M.R. #21-15, M.R. #21-16, and M.R. #21-17 on May 18, 2021 and has no additional comments for the submitting agencies. The motion was unanimously approved. 6-0

Charlotte Future 2040 Comprehensive Plan Process Update and Next Steps
Planning Director Taiwo Jaiyeoba provided a brief update regarding the status of the release of the recommended version of the 2040 draft plan, scheduled for Wednesday, May 19, 2021 by close of business. He also discussed City Council’s straw vote the previous night. He also pointed out council’s approval of the Planning Committee’s recommendations for the Charlotte Future 2040 Comprehensive Plan. In his overview, he discussed all the recommended changes for the plan and summarized the timeline.

Next Steps
• Brief the press on Thursday, May 20, 2021 after the plan is released. This will help spread the word during a two-week period.
• Come back to Planning Commission/Planning Committee in early June to provide feedback.
• Go to Council on Monday, May 24, 2021 to provide information and answer any questions.
• Adoption of the Charlotte Future 2040 Comprehensive Plan scheduled for Monday, June 21, 2021.

Chairperson Spencer asked when the Planning Committee is expected to vote on the final draft changes. The response was Tuesday, June 15, 2021. During the discussion, the Chairperson posed further questions about how to rally the community, city, and have everyone embrace and support the document. Mr. Jaiyeoba suggested one way to unite the community is through messaging. He also discussed the ways in which the plan will benefit the community. He also discussed other cities who have adopted comprehensive plans and the processes they used to get there.

Alysia Osborne explained the upcoming expectations for the second draft.

Expectations Second Draft
• Creating a Social Media & Communications Strategy around the revisions. These can be shared with Commissioners.
• Within each Chapter of the plan there will be a summary of what to expect.
• Within each comment reviewed will be the comment as received, the revision, and source (Council, Planning Commission, community, staff).
• Will provide highlights of changes to the commission and will also provide them on-line.

The Chairperson stated that the next scheduled Planning Committee meeting is Tuesday, June 15, 2021. After additional discussion the Chairperson adjourn the meeting.

Adjourn
The meeting adjourned at 5:41 p.m.
Title VI Policy

It is the policy of the Charlotte Regional Transportation Planning Organization to ensure that no person shall, on the ground of race, color, sex, age, national origin, or disability, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity as provided by Title VI of the Civil Rights Act of 1964, the Civil Rights Restoration Act of 1987, and any other related non-discrimination Civil Rights laws and authorities.
The Charlotte Regional Transportation Planning Organization (CRTPO) is the Metropolitan Planning Organization (MPO) that coordinates transportation planning initiatives for the greater Charlotte urbanized area, including Iredell, Mecklenburg and Union counties. The CRTPO Board reviews and votes on consensus-based technical recommendations provided by the Technical Coordinating Committee (TCC).

Non-Discrimination Policy
It is the policy of CRTPO to ensure that no person shall, on the ground of race, color, sex, age, national origin, or disability, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity as provided by Title VI of the Civil Rights Act of 1964, the Civil Rights Restoration Act of 1987, and any other related non-discrimination Civil Rights laws and authorities.

In compliance with the Americans with Disabilities Act (ADA), accommodations will be provided for persons who require assistance to participate in CRTPO meetings. If assistance is needed or to request this document in an alternative format, please contact CRTPO at 704-336-2205.

June 16, 2021 CRTPO BOARD VIRTUAL MEETING
In response to the COVID-19 pandemic and social distancing guidance, this meeting will be held virtually, without access to the Charlotte Mecklenburg Government Center.

Click on the link below to join the meeting from a computer, tablet or smartphone.
https://zoom.us/j/94706862741?pwd=ZGpYTFVUeEszaXJrOVVabHVzMy9TUT09
Meeting ID: 947-0686-2741  Password: CRTPO

Dial the number below to join the meeting by phone.
United States: +1 (301) 715-8592  Meeting ID: 947-0686-2741  Phone Password: 724408

While social distancing, we are still honoring our commitment of providing full access to our public meetings. Residents can view the meeting on Facebook Live.

Tips for Participants
• Join the meeting on time or a few minutes early.
• If joining after the meeting attendance has been taken, please type your name and jurisdiction in the Chat Box so we have a record of your presence.
• Make sure you are in a quiet area.
• Mute your audio when you’re not speaking.
• Use only one source of audio (computer OR phone).
• Always begin with your name and jurisdiction. Then pause to allow for possible lag-time.
• Never put your phone on hold.
• When speaking, keep your points clear and concise.
Click here to view the CRTPO Delegates Handbook for additional references.
Zoom Meeting Access for Board Meeting and Education Session:

https://zoom.us/j/94706862741?pwd=ZGpYTFVVeEszaXJrOVVabHVzMy9TUT09
Meeting ID: 947 0686 2741    Passcode: CRTPO

Phone Access Number: +1 301 715 8592,
Phone Meeting ID: 947 0686 2741 Phone passcode: 724408
The meeting is accessible to the general public on Facebook Live.

5:00 – 5:45 PM EDUCATION SESSION
CRTPO Discretionary Projects Program & Project Oversight Committee

- Andrew Ventresca, TCC Vice-Chairman, Town of Davidson
- Jennifer Stafford, CRTPO Project Development Planner

Discretionary funds can help fund your local priority plans and projects. This education session will provide the CRTPO Board members with an overview of the Discretionary Projects Program. Information will be presented to inform Board members of selecting the most competitive projects within their jurisdictions to compete for the CRTPO's discretionary funds. This session will also contain a case study of an active discretionary project sponsored by the City of Statesville and will provide details on the project delivery process.

6:00 PM Meeting Agenda

1. Call to Order Michael Miltich
   a) Virtual Meeting Etiquette and Expectations
   b) Roll Call

2. Adoption of the Agenda Michael Miltich

3. Public Comment Period Michael Miltich
   CRTPO bylaws limit speakers to three minutes each and the comment period to 20 minutes.

4. Ethics Awareness & Conflict of Interest Reminder Michael Miltich

5. Consent Agenda Michael Miltich
   All items below are considered to be routine by the CRTPO Board or have been the subject of detailed presentations at previous meetings. There will be no separate discussion on these items unless a Board member so requests, in which event, the item will be removed from the Consent Agenda.
   a) May 19, 2021 CRTPO Board Meeting minutes
b) 2020-2029 Transportation Improvement Program (TIP) Amendments

Attachments:  [Draft May 19, 2021 Board meeting minutes, 2020-2029 TIP Amendments Memorandum]

6. 2050 Metropolitan Transportation Plan

   Neil Burke

   Action Requested: Approve the release of the 2050 MTP draft fiscally constrained roadway project list and Active Transportation Corridors component for public comment.

   Background:
   - Based on the approved ranking methodology and revenue assumptions, 240 candidate projects were scored, and cost estimates were produced.
   - Using that information, a draft fiscally constrained project list was developed with the assistance of the Roadway Ranking Review Committee.
   - The list covers the MTP’s four horizon years: 2025; 2035, 2045, and 2050. The 2025 and 2035 horizon years consist of projects fully or partially funded in the revised 2020-2029 Transportation Improvement Program.
   - The active transportation component of the MTP identifies corridors that may benefit from future bicycle/pedestrian projects.
     - This process does not prioritize or commit funding to the active transportation corridors.
     - A list of the committed bicycle and pedestrian projects within the 2025 horizon year of the MTP is attached to the agenda packet.
   - Approving the release of the draft project list will result in a public comment period that will begin on June 17 and end on July 16.

   Attachments:  [CRTPO 2050 MTP – DRAFT Fiscally Constrained Roadway Project List, Active Transportation Corridor Maps, Committed Bicycle and Pedestrian Project Lists]

7. Discretionary Program Funding Recommendations

   Andrew Ventresca, Town of Davidson

   Action Requested: Approve the following recommendations for the CRTPO Discretionary Program Funding as recommended by the TCC:

   1) Supplemental Funding: Approve $3,314,000 of the CRTPO’s unobligated future year STBG-DA funding to five existing discretionary projects that have experienced shortfalls and amend the 2020-2029 TIP to allocate the funding to the existing discretionary projects.
   2) COVID Relief/Highway Infrastructure Programs: Approve the total amount of $7,949,000 to be allocated to NCDOT Division 10 maintenance projects in Mecklenburg and Union Counties and Division 12 projects within Iredell County.

   Background:
   - See attached memorandum.

   Attachments:  [Recommended Discretionary Project Funding Shortfall TIP Amendments, Discretionary Program Funding Recommendations Memorandum, COVID Relief Funds – NCDOT Maintenance Project List, Map of NCDOT maintenance projects using COVID Relief funds]

8. FY 2021 Unified Planning Work Program Amendments

   Robert Cook

   Action Requested: Amend the FY 2021 Unified Planning Work Program.

   Background:
   - See attached memorandum.
9. Transit Education Initiative Task Force Update  
   Jerrel Leonard & Michael Johnson

   Action Requested: FYI

   Background:
   • The presentation’s purpose is to provide a report on the work of the Transit Education Initiative Task Force. The Task Force was formed by Chairman Miltich to develop a shared understanding of federal funding for public transit and possibly recommend updating the formula for allocation of FTA Section 5307 funds.
   • The Task Force has developed a recommendation on a Section 5307 sub-allocation methodology that will provide additional funds to all transportation providers based on bus vehicle revenue miles, population, and ridership performance. The methodology’s details will be presented to the Board at this meeting.
   • The Board will be requested to take action on the Task Force’s recommended sub-allocation methodology during the July meeting.

10. CATS 2030 Transit System Plan CTP Map Amendments  
    Jason Lawrence & Andy Mock, CATS

   Action Requested: FYI

   Background:
   • The Metropolitan Transit Commission adopted the following recommendations from the CATS 2030 System Plan:
     1) LYNX Blue Line Extension to the Town of Pineville and the community of Ballantyne in Charlotte.
     2) A new LYNX Blue Line Station located between the existing New Bern and East/West Stations.
     3) Refinements to LYNX Silver Line Locally Preferred Alternative previously adopted by the MTC in February 2019. The refinements include new station locations, alignment design adjustments, and an extension into Union County.
   • CTP amendments are necessary to ensure that the CTP transit map incorporates the recommendations from the CATS 2030 System Plan.
   • The Board will be requested to approve CTP amendments in July.

   Attachments: CTP Amendment Maps

11. Upcoming Agenda Items  
    Neil Burke

   Action Requested: FYI

   Background:
   • A schedule of upcoming action items will be provided.

12. Board Member Comments  
    Michael Miltich

13. Adjourn

For additional information, please refer to the website at: www.crtpo.org
HDC WORKSHOP 12:00 PM
Staff Updates
Commission Officers Vote

HDC MEETING: 1:00 – 7:00
• Call to Order
• Approve Minutes
• Applications for Certificates of Appropriateness
• Adjourn

NOT HEARD AT MAY 12 MEETING
1. 624 E Kingston Av (PID: 12311704)
   HDCRMA-2021-00143
   Dilworth
   Daniel Fain/Jessica Hindman, Applicants
   CONTINUED

2. 201 Grandin Rd (PID: 07101508)
   HDCRMA-2021-00140
   Wesley Heights
   Kevin Kennedy, Applicant
   CONTINUED

CONSENT AGENDA
3. 2020 Charlotte Dr (PID: 12111102)
   HDCRMI-2020-00765
   Dilworth
   Paul Garafola, Applicant
   APPROVED W CONDITION

CONTINUED FROM MARCH 10 MEETING
4. 536 E Tremont Av (PID: 12109360)
   HDCRMI-2020-00719
   Dilworth
   Brad Lassiter, Applicant
   DENIED

CONTINUED FROM APRIL 29 MEETING
5. 224 Grandin Rd (PID: 07101201)
   HDCRMA-2021-00070
   Wesley Heights
   Jim Smith, Applicant
   APPROVED W CONDITION

CONTINUED FROM MAY 12 MEETING
6. 1541 Wickford Pl (PID: 11908701)
   HDCRMA-2021-00009
   Wilmore
   Brandon McSwain, Applicant
   APPROVED W CONDITION

7. 913 Romany Rd (PID: 12309605)
   HDCRMA-2021-00075
   Dilworth
   Stephanie Nolan/Paul Poetzsch, Applicant
   APPROVED W CONDITION

8. 917 Berkeley Av (PID: 12309207)
   HDCRMI-2021-00104
   Dilworth
   Amanda Bagby, Applicant
   APPROVED OPTION 2

NEW CASES
ALTERNATIVE MATERIALS/DOOR CHANGES
9. 1921 Charlotte Dr (PID: 12111901)
   HDCRMI-2021-00149
   Dilworth
   Alicia Husband, Applicant
   APPROVED

NEW CONSTRUCTION
10. 814 East Bv (PID: 12108211)
    HDCRMA-2021-00157
    Dilworth
    Robby Johnson, Applicant
    DENIED

ADDITION
11. 2221 Ledgewood Ln (PID: 12112416)
    HDCRMI-2021-00147
    Dilworth
    Allen Brooks, Applicant
    NOT HEARD

ADDITION/ACCESSORY BUILDING
12. 320 W Kingston Av (PID: 11908603)
    HDCRMA-2021-00150
    Wilmore
    Harold Jordan, Applicant

TREE REMOVAL
13. 1615 Dilworth Rd W (PID: 12311202)
    HDCRMI-2021-00138
    Dilworth
    Joan Haubenreiser, Applicant

14. 905 Romany Rd (PID: 12309603)
    HDCRMI-2021-00142
    Dilworth
    Stephen Carey, Applicant
ADDITION/OUTDOOR PATIO
15. 2200 Park Rd (PID: 12110101)
    HDCCMI-2021-00158
    Dilworth
    Lance Blundell, Applicant

SIDING REPLACEMENT/NON-TRADITIONAL MATERIALS
16. 425 Walnut Av (PID: 07101316)
    HDCRMI-2021-00171
    Wesley Heights
    Alexander Gallagher, Applicant
# Planning Commission

Calendar:  July 1, 2021 – August 31, 2021

## July 2021

<table>
<thead>
<tr>
<th>Date</th>
<th>Time</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tue July 6</td>
<td>5:30pm - 7:30pm</td>
<td>Zoning Committee Work Session - Virtual (Planning)</td>
</tr>
<tr>
<td>Mon July 12</td>
<td>12:00pm - 2:00pm</td>
<td>Planning Commission Work Session - Virtual (Shavon Davis)</td>
</tr>
<tr>
<td>Mon July 19</td>
<td>4:00pm – 4:30pm</td>
<td>Planning Commission Executive Committee Meeting - Virtual (Shavon Davis)</td>
</tr>
<tr>
<td>Tue July 20</td>
<td>5:00pm - 7:00pm</td>
<td>Planning Committee Meeting - Virtual (Planning)</td>
</tr>
</tbody>
</table>

## August 2021

<table>
<thead>
<tr>
<th>Date</th>
<th>Time</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tue August 3</td>
<td>5:30pm - 7:30pm</td>
<td>Zoning Committee Work Session - Virtual (Planning)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Planning Commission Work Session – No Meeting Scheduled</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Planning Commission Executive Committee Meeting – No Meeting Scheduled</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Planning Committee Meeting – No Meeting Scheduled</td>
</tr>
</tbody>
</table>