

### Attendance

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

Commissioner Elizabeth McMillan arrived at 12:15 pm

Commissioner Erin Barbee arrived at 12:39 pm

**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, went over the protocols of the virtual meeting and performed a roll call for attendance purposes.

### Minutes and Reports

#### **Approval of January 4, 2021 Work Session Minutes**

*A motion was made by Commissioner Blumenthal and seconded by Commissioner Gussman to approve the January 4, 2021 minutes. The vote was unanimous to approve the minutes.*

### New Business

#### **Transformational Mobility Network**

Director Jaiyeoba discussed the key highlights and shared a slide presentation of the vision behind the Transformational Mobility Network.

Chairperson Spencer commented there has been a discussion and an incorrect narrative that has been pressed in the northern towns that the initial investment that was made in the 1997 transit tax did not do enough. He grew up in Davidson and wants to make sure that as they are out there supporting this, the 1997 initiative and the one from 2007 really had a dramatic, positive effect on their community.

Vice Chairperson Samuel said that she has a similar concern; whether she is watching a news story, reading a news story, or listening to a podcast, there is a concerning level of misinformation, definitely being distributed about this Transformational Mobility Network, particularly the Charlotte Moves recommendation. She then asked Director Jaiyeoba his thoughts on combating this so that Council really has a true, honest, and good faith effort to explore the recommendation on its merit.

Director Jaiyeoba responded there is the educational aspect, which is what they are doing now; educating people to let them know this is not just about public transit, it's a multi-modal effort. A lot of that educational piece falls on staff, so over the last several weeks, since Council directed the manager to start working with the staff in the county and they have been having almost weekly conversations with town managers and the Mayor has been having her own conversations with her colleagues. Once the campaign officially starts, he thinks it is more of the business alliance that

would get out there and advocate and that is where the help of the Planning Commission is definitely needed. He went on to say that they are developing a digital informational resource that they will provide to council and the commissioners in the next couple of weeks that you can use to address some of these questions as they come.

Commissioner Chirinos asked were the numbers and projections that are being used for the future projected infrastructure based on pre-covid times, and how have we adjusted. Director Jaiyeoba responded the analysis that was made was based on a covid and post-covid environment. Director Jaiyeoba went on to explain how needful multi-modal transportation will be in the post-pandemic and is about quality of life.

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

Chairperson Spencer advised the Commission for the next three meetings they will be looking at the Comprehensive Plan update and comment review. He thanked Commissioner McMillan for being the first to submit very comprehensive, detailed and well received list of comments.

Ms. Osborne thanked the Commission for the opportunity to continue the conversation around the Comprehensive Plan. She shared that they have held a meeting around the comments received by Commissioner McMillan and stated those are the types of meetings that they will continue to have.

Vice Chairperson Samuel asked if they were close to finalizing the fiscal impact study and Ms. Osborne advised that it should be done by the end of that week. Vice Chairperson Samuel then asked would it be accurate to assume that the study explores expenses in terms of development costs and Ms. Osborne explained how it does explore development costs, and the draft report is currently on the website.

Commissioner Chirinos commented that some of the feedback that she has received from sharing the Executive Summary is will there be equitable access to language, in-culture issues, and disabilities. Ms. Osborne replied those issues are addressed in a number of places but the question addressing the languages, there is no clear focus on that, so she welcomes that comment or any ideas the Commissioner may have as to how they can be more intentional in the policy. She went on to say there are some metrics in the equity growth framework that addresses disabilities and will most likely be implemented through the Place Types, particularly the ADA requirements.

Commissioner Barbee thanked the team for the thorough feedback and the level of specificity that was offered. Commissioner Welton asked that they receive a copy of the presentation and Commissioner Rhodes inquired as to what they as Commissioners can do on their end to help ease the concerns within the community surrounding equity. Ms. Osborne replied they are designing the ambassador toolkit to equip them with very quick messaging and ways to share the initiatives and how the plan speaks about the equity growth framework. Lastly, she said they just updated their frequently asked questions on the website that shares what the plan says about equity and why it is important and that section includes a lot of quick narratives to those questions.

Because there is a category for comments received from Elected and Appointed Officials, Chairperson Spencer asked when members of the Planning Commission should submit their

comments to planning staff. Ms. Osborne replied they would like to begin to receive comments this month.

### **Zoning Committee and the Rezoning Process Discussion**

Commissioner Gussman and Commissioner Fryday shared an update on their efforts to make sure the rezoning process can be improved in the ways they believe they can be most helpful. They discussed and shared a document with their initial three goals from the letter that was approved almost a year ago and briefed the Commission on the outcome of their meeting with Mr. Dave Pettine.

Chairperson Spencer thanked Commissioners Gussman and Fryday on their efforts and encouraged the commission to subscribe to the Charlotte Ledger because they provide a list of the rezoning petitions as soon as they receive them. He agreed the commissioners should receive the rezoning petitions as soon as possible.

Commissioner Kelly said one of the other pieces is making sure that the Zoning Committee is fully aware of all public comments; some of which goes directly to City Council members and some goes to staff and that information is usually where the surprises come from. He agreed that the list should be made available to the Zoning Committee members as soon as possible because those are the sort of issues they need be cognizant about. He went on to say it would be helpful if there was a way to capture the feedback going to Council members as well as staff as early as possible.

Commissioner Gussman replied anything that is sent to the city clerk is public record and they do have access to that information. He thinks the suggestion is a great next step in this process; making sure they get data before they are voting on it.

Vice Chairperson Samuel commented on the point where they may send particular petitions to the Planning Committee in advance of the decision by Zoning Committee; this would by definition change the orientation process of the commission because the general rule is for new commissioners to automatically be assigned to the Planning Committee.

Commissioner Welton explained why he does not think Accela is a great of a tool, which is why he prefers to receive information and not data. Commissioner Gussman feels they will need to continue to explore the tools that they use and how do we use them. He went on to say that he thinks they could learn a lot by occasional roundtable discussions.

Commissioner Kelly's concern is based on the schedule that was presented to them, they will be without new aerial plans for the next two years, so during that time, how do they mitigate through this transition because he thinks this is a part of where the community feedback is coming from.

Deputy Director Craig advised the plan is to move into PlaceType mapping upon adoption of the Comprehensive Plan and at that point, essentially, there will be a geographic policy document that will advise them on zoning decisions. In the interim, they will be using aerial plans, some are outdated, but they will be looking into those documents that have been adopted by Council and have had community input as a starting point. It is not a perfect system but she thinks they will

have better information upon adoption of that document and they will certainly be in a better position in making rezoning decisions once Place Types are mapped.

Ms. Osborne wanted to remind the Commission that a large part of the comprehensive planning process started with a policy audit which looked at all of those old plans and some of the newer plans to extract the policy that they know would work and help them get to their growth and development vision; so those are integrated into the Place Type policies.

Commissioner Kelly's question was at a neighborhood level, what process do they have to get the neighborhood engaged and Ms. Osborne replied they plan to engage the neighborhoods more broadly and the public will have an opportunity to provide their input and guidance in the 6-month Place Type mapping process.

### **Other Business**

Chairperson Spencer informed the Commission that he and Vice Chairperson Samuel presented the work plan at the Board of County Commission meeting and at the end of the meeting, Chairperson Dunlap inquired about a liaison to attend the Planning Commission meetings. The chair said after discussing this with Director Jaiyeoba and the Executive Committee, it seems like the best course of action would probably be to email each of the three boards, CMS, City Council, and Board of County Commissioners to say they would welcome them to be a visitor and listen to the meetings. Chairperson Spencer said if there were no objections, he would be happy to send the email this week.

Commissioner Fryday suggests, since the Chairperson has been asked, and it was not something that they decided to do, is to not go into any detail about what that means but to reiterate that they have been asked. Also that it is understood the Commission are not searching for people to come in as liaisons.

Commissioner Chirinos thinks it would be great for them to listen to their conversations and feel it is important to have that alignment. Commissioner Fryday went on to say that half of the commission is appointed by the city, county, and also appointees by CMS; all three bodies are represented in the makeup of the commission. Vice Chairperson Samuel would like to flush out this idea a little further in the next Executive Committee meeting.

Chairperson Spencer ended the meeting by encouraging the commissioners to turn in their 2040 Plan comments as soon as possible.

### **Adjournment**

The meeting adjourned at 2:03 pm.