

## Work Session Summary Minutes

January 10, 2022

Hybrid Meeting

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### Attendance

**Commissioners Present:** Keba Samuel (Chairperson), Phillip Gussman (Vice Chairperson), Douglas Welton, Sam Spencer, John Ham, Elizabeth McMillan, Erin Barbee, Andrew Blumenthal, Astrid Chirinos, Courtney Rhodes, Ronnie Harvey, Melissa Gaston, and Wil Russell

**Commissioner Absent:** Peter Kelly

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

### Call to Order & Introductions

The Chairperson called the meeting to order at 12:10 pm, welcomed those present and went over the protocols of the hybrid meeting.

### Minutes and Reports

#### **Approval December 6 Work Session Minutes**

*A motion was made by Vice Chairperson Gussman and seconded by Commissioner Barbee to approve the December 6, 2021 minutes. The vote was unanimous to approve the minutes.*

### New Business

#### **2040 Policy Map Update**

Ms. Kathy Cornett shared a slide presentation providing an update of the 2040 Policy Map.

Chairperson Samuel referenced the Key Takeaways slide, specifically the Manufacturing and Logistics section and said that she remembers being in a few of those community conversations and hearing some feedback concerning repurposing and that answer was somewhat conditional. She asked Ms. Cornett to talk to them about some of that conversation and was there anything consistent that she heard in those comments.

Ms. Cornett replied there were quite a few that were really related to that utility item. Another thing they'd heard was that some areas where there were manufacturing and logistics uses today that may not be the future for those, so in those areas, allowing a little more flexibility to transition to the innovation mixed use which allows what you might consider to be your lighter industrial uses but that also gives the opportunity to introduce other uses.

Chairperson Samuel asked for a little more information on the conversations with county officials, that there is some further flushing out they are doing to differentiate regional community parks types.

Ms. Cornett replied the Meck Play Book which was recently adopted in December had slightly different thresholds for the regional and community park sizes, so they have made sure they were consistent with what those are. The neighborhood parks can occur anywhere and are a part of any

place type so those are reflected as whatever place type they are in. She went on to explain they were not very far off from the county's thresholds; they were more so just tweaks.

Commissioner Russell referenced the Key Takeaways slide saying he found it interesting that those three areas; Commercial, Neighborhood 2, and Manufacturing & Logistics were singled out of all of the place types. He asked how did they arrive to those particular questions on those particular place types. Ms. Cornett replied the questions were through continued engagements that they have done and not only through the mapping effort but through the development of the Comprehensive Plan document; these were key items that came up throughout those processes.

Commissioner Russell asked with the sentiment being completely different for the place types of neighborhood 1 and neighborhood 2, but both encompassing single family housing, how are they going to make sure that is differentiated for the community's understanding. Ms. Cornett explained that it is a balancing act, and for this particular question, it was really lots that may not necessarily be within a neighborhood but had the opportunity to provide more housing options because they were along major corridors or maybe near a transit station area where they have more accessibility in that way. She went on to say folks were supportive of being able to allow the transition to neighborhood 2 in order to provide greater housing options.

#### **Unified Development Ordinance (UDO) Update**

Ms. Laura Harmon and Mr. Alan Goodwin shared a slide presentation and provided an update of the Unified Development Ordinance.

Commissioner Chirinos rephrased the question saying she was referring to being within the height requirements and the building is out of context and out of character with that neighborhood, she asked, where and when does that conversation take place. Ms. Harmon replied that is built into the zoning districts based on the place types. She thinks it is important that everyone look at the place types and the heights called for and how those place types are laying out on the policy map in relationship to being next to each other and the height regulations in the UDO, are they reflecting the place types.

Commissioner Chirinos expressed in reality when they place that into zoning, there is conflict between the character of the neighborhood and the heights they have approved. She questioned when do they have that conversation where there needs to be an agreement between the neighborhood and the developer.

Chairperson Samuel addressed Commissioner Chirinos explaining that she thinks it would be very valuable for Ms. Harmon and Mr. Goodwin to hear specific examples that she might be looking to find solutions for or want to discuss so they can have a more flushed out answer and provide some direction for the information that they are providing. The chair asked Ms. Harmon, Mr. Goodwin, and Commissioner Chirinos if they could connect offline because there are a few specific rezoning petitions that have come forth in their most recent zoning committee work sessions. Ms. Harmon advised they would be glad to meet offline.

Vice Chairperson Gussman referred to the Policy vs. Regulations slide and wanted to highlight to everyone that to some degree it addresses Commissioner Chirinos' point also, this kind of outlines the what and how; right now they are sitting between these two things happening so those conversations absolutely have to happen now. He suggested maybe developing other examples under the concepts and regulations specifically that might help guide them in addressing those community questions down the road.

Chairperson Samuel asked how long of an extension is considering before the second draft would be introduced to the public. Ms. Harmon clarified they are looking at extending phase 1 about 2 months and they are not looking at extending the UDO adoption date. The second draft would be introduced in May.

Vice Chairperson Gussman commented that he has been on a couple of the calls and was curious to know who were they hearing from on the live calls; are they mostly developers, community leaders, or citizens. Ms. Harmon replied not so much developers, but they are getting designers and interested community members.

Vice Chairperson Gussman also wanted to know if they are seeing much feedback from the video recordings because he does feel that would be a good way to get that information out. Deputy Director Craig shared they have had 215 views of the recording.

Commissioner Welton thinks they will probably find a lot of feedback from neighborhood folks concerning short term rentals. He said he would welcome them taking a little additional time to talk to people about this topic. Ms. Harmon appreciated the feedback and thinks it would be really helpful because they are mostly hearing from the short-term rental owners right now. She went on to say they are deeply considering how do they find the right balance and accommodate this and protect neighborhood character at the same time. Deputy Director Craig added with more time for this first initial comment period, they will start doing more virtual conversations like they have had and short-term rentals will likely be one of the first topics on the list, so helping to make sure the word gets out particularly to those community members would be greatly appreciated.

Chairperson Samuel questioned Ms. Harmon about the January 11<sup>th</sup> engagement session where transportation will be one of the topics discussed; she asked would that include changes to the Comprehensive Transportation Review (CTR). Ms. Harmon replied it would reference that but because that is not in the UDO, they are working with CDOT with how do they get the engagement out there and how could they support them as they lead that effort.

Chairperson Samuel clarified that the CTR is another separate but related initiative that is under the Comprehensive Plan and UDO umbrella. Ms. Harmon replied yes, they have a number of supporting documents and they are on the UDO website. The chair said she saw a CTR presentation in December and asked Deputy Director Craig about the timeline in which the Commission would be privy that presentation. Deputy Director Craig advised she will talk with Ms. Rorie about getting it on the agenda soon, probably within the next month.

**Words of Appreciation**

The Planning Commission offered their sincere thanks to Director Taiwo Jaiyeoba who will be resigning from the City of Charlotte. Several Commissioners offered their words of gratitude and appreciation for his hard work and dedication to the work of the Planning Commission and the City of Charlotte.

**Adjournment**

The meeting adjourned at 1:45 pm.