

# Charlotte-Mecklenburg Planning Commission

## Work Session Summary Minutes

July 12, 2021

Virtual Meeting

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Attachment 1  
Approved October 4, 2021

### Attendance

**Commissioners Present:** Keba Samuel (Chairperson), Phillip Gussman (Vice Chairperson), Douglas Welton, Sam Spencer, Victoria Nwasike, Erin Barbee, Andrew Blumenthal, Astrid Chirinos, and Courtney Rhodes

Commissioner Ham arrived at 12:41 pm

**Commissioners Absent:** Peter Kelly

**Planning Staff Present:** Taiwo Jaiyeoba (*Planning Director*), Candice Rorie, Shavon Davis, Alysia Osborne, Kathy Cornett, Laura Harmon, Alan Goodwin, Catherine Mahoney, Grant Meacci, and Gretchen Flores

### 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 June 7 Work Session Minutes**

*A motion was made by Commissioner Barbee and seconded by Commissioner Spencer to approve the June 7, 2021 minutes. The vote was unanimous to approve the minutes.*

### New Business

#### **Charlotte Future Implementation Update: 2040 Policy Map**

Ms. Osborne announced at this phase of the project, they have a three-woman team. She indicated that she will be helping support Ms. Catherine Mahoney who is the Sr. Project Manager. Ms. Mahoney will be the lead for the key implementation items and policy mapping and Ms. Kathy Cornett will also be a lead on the team. Ms. Osborne went on to thank the Commission for their leadership in adoption of the Charlotte Future 2040 plan which was adopted on June 21<sup>st</sup>. Ms. Osborne along with Ms. Mahoney shared a slide presentation informing the Commission of what has been going on and the next steps for the plan.

Vice Chairperson Gussman asked if they will still utilize the ambassador and advisor programs in the community outreach. Ms. Mahoney confirmed that they will definitely be a key stakeholder in their network for sharing information and collecting input.

Vice Chairperson Gussman commented that it looks like there will be a little gap in time from using the future use map to moving to the place types. He asked have they come up with any good solutions on how they can help show zoning what the place type will look like in the areas while they are making those decisions. Ms. Mahoney explained the process of the transition period and Director Jaiyeoba added that the rezoning manager, Dave Pettine will be presenting at a future Zoning Committee meeting and to council on how they intend to do this during the gap period.

Chairperson Samuel asked staff to share the timeframe for delivery of the Fiscal Impact Analysis and Ms. Osborne advised they will have some preliminary findings in August or September, and they are trying to wrap the work up by the end of the year or first of next year. She went on to say they will be presenting findings as they go.

### **Unified Development Ordinance (UDO) Process and Next Steps**

Ms. Laura Harmon and Mr. Alan Goodwin shared a slide presentation of the things that they have been working on with the UDO and advising of the next steps.

Commissioner Chirinos questioned where the UDO and the policy translation overlaps in a place type approach. Ms. Harmon answered that it will be a phased approach, and this will become more clear when the draft is available.

Commissioner Chirinos went on to ask because this is being done in phases, where will they be able to see the full matrix implemented. Ms. Osborne explained the process of the implementation; the land use component and the metrics and measures for the entire Comprehensive Plan that helps them to track and monitor their entire progress, which will be in the form of a dashboard.

Vice Chairperson Gussman commented how informative the OAC meetings have been in the past and wanted to know if they are going to continue to use them as a tool in the transition period. Ms. Harmon advised they will continue the meetings as they are developing the draft document, hearing feedback and making changes.

Vice Chairperson Gussman encouraged fellow Commissioners to make an effort to attend the meetings because it will give a lot of background of how this is all coming together and what are the decisions that are being made in the “trenches”. Ms. Harmon informed the Commission that past meetings can be found on the UDO website.

Commissioner Barbee asked if the Commission could possibly receive a 1-page document, particularly with the phases of the UDO. Ms. Harmon acknowledged the request and said they are in the process of finalizing the schedule and the dates. Director Jaiyeoba added that they are putting together a master schedule that includes what Ms. Mahoney and Ms. Harmon shared; in addition, the Commission will have the opportunity for a deeper dive at the annual retreat.

Chairperson Samuel thinks some of the tracks for the Place Types and the UDO seems to run parallel. She asked how they differentiate and connect dots for public consumption in terms of their feedback to Places Types verses the UDO; what kind of campaign might there be. Ms. Osborne explained that there are two sets of processes and there are points of integration and collaboration that they have identified as a part of their engagement strategy. She went on to say as a follow up to this meeting, there is a schedule that they will share which shows how the two projects will coordinate and work together. Lastly, she summarized that what they are trying to do on the front end is thinking holistically or comprehensively about the vision part and Ms. Harmon’s team comes up with the implementation part and making sure people understands that connection.

Ms. Mahoney commented they are being very tactical about the message they are coming out with; the 2040 Policy Mapping will be the first that people will navigate so they are developing a message that shows how all of these initiatives are integrated and relate to one another.

### **All in 2040: Center City Vision Plan**

Mr. Michael Smith, Mr. Grant Meacci, and Mr. Klint Mullis shared a slide presentation and updated the Commission on the status of the 2040 Center City Vision Plan. The overview of the presentation offered an insight on the project, process, and the progress up to date.

Commissioner Blumenthal asked what Center City's involvement with Queens Park was and where does things stand right now. Mr. Smith replied that the efforts around Queens Park is a private group of volunteers and they have approached them for their council. They have hosted a meeting and gave them an opportunity to speak directly to some of the leadership at County Parks and Recreation.

Commissioner Blumenthal asked are there any other plans to consider either temporary or permanent street closures along the lines of where the Black Lives Matter mural was previously in terms of creating more pedestrian plazas in uptown or associate areas. Mr. Meacci replied, very much so, not only prominent plazas and such but the idea of undertaking a new masterplan and vision for Tryon Street is long overdue. What they learned from Black Lives Matter plaza is that it opened their eyes to a lot of different ways they are using space right now so the plan will most definitely yield options on a permanent and temporary basis along that corridor and others.

Chairperson Samuel asked if the priorities were ranked as listed on the Center City Equity Fund slide in terms of distributing funds. Mr. Smith confirmed they were not ranked, and it was not a formal list. The priorities list shown is a sampling of some of the things the Center City Equity Fund could invest in that advances their communities' values around being a more inclusive and diverse place.

### **Other Business**

Commissioner Nwasike announced that she will be resigning from the Charlotte Mecklenburg Planning Commission as she will focus more on her company and the projects that they have lined up. She thanked the entire body and said that she appreciated the time served over the last four years.

### **Adjournment**

The meeting adjourned at 2:11 pm.