

CHARLOTTE MECKLENBURG

**May 2, 2022
Work Session**

PLANNING COMMISSION

A City-County Agency providing public planning services to the City of Charlotte and the unincorporated areas of Mecklenburg County

CHARLOTTE-MECKLENBURG PLANNING COMMISSION

Work Session Agenda

May 2, 2022, 12-2pm

Hybrid Meeting

1. **Call to Order & Introductions** (12:00 – 12:05pm)
 - Virtual meeting protocols

2. **Minutes and Reports** (12:05 – 12:10pm)
 - Approve April 4th Work Session Minutes – *Attachment 1*
 - Discussion on Information in Review Packet
 - Executive Committee Minutes (March 21st & March 30th) – *Attachment 2*
 - Zoning Committee Agenda Results (April 5th) – *Attachment 3*
 - Planning Committee Minutes (March 15th) – *Attachment 4*
 - Charlotte Regional Transportation Planning Organization (April 27th) – *Cancelled*
 - Historic District Commission Meeting Results (April 13th) – *Attachment 5*
 - Upcoming Meeting Dates – *Attachment 6*

3. **New Business** (12:10 – 2:00pm)
 - Leadership Nominations, *Keba Samuel, Chair & Philip Gussman, Vice Chair*
 - Unified Development Ordinance (UDO) Planning Commission Comment Discussion, *Keba Samuel, Chair & Philip Gussman, Vice Chair*

4. Future Work Session Agenda Topics

Agenda Topic		Meeting Date
Planning Commission	<ul style="list-style-type: none">• UDO Update• Envision My Ride: Bus Priority Study (Tentative)	June 6
Planning Committee	<ul style="list-style-type: none">• May Mandatory Referrals• UDO Update	May 17

Work Session Summary Minutes

April 4, 2022

Hybrid Meeting

Attendance

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

Commissioner Absent: Peter Kelly

Planning Staff Present: Alyson Craig (*Interim Planning Director*), Candice Rorie, Shavon Davis, Alysia Osborne, Kathy Cornett, Monica Holmes, Moriah Wozniak, Andrew Ausel, and Kevin May

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 February 7 Work Session Minutes

A motion was made by Commissioner Welton and seconded by Commissioner Spencer to approve the March 14, 2022 minutes. Chairperson Samuel asked for a correction on page 4, 1st paragraph to read: Chairperson Samuel inquired as to what order might they start tackling community area plans. The vote was unanimous to approve the minutes.

New Business

Nominating Committee

Chairperson Samuel announced that the members appointed to serve on the Nominating Committee will be Commissioner Ham, Commissioner McMillan, and Commissioner Spencer. She thanked them all in advance for serving and looks forward to the nominations they will come forth with.

Chairperson Samuel explained that the makeup of the Executive Committee includes the Chair and Vice Chair of the Planning Commission. She advised if anyone is interested in serving on the Executive Committee in that capacity or would like to submit a nomination, please do so prior to the May monthly meeting, date certain by April 22nd.

Commissioner Spencer commented that he and the other members of the Nominating Committee will set a time to meet offline to look over the nominations, but if there are no objections from the other members of the committee, typically the process is they've asked for a resume and a statement explaining why you would want the position in addition to any nomination that might come from a third party.

LYNX Silver Line TOD Study

Ms. Monica Holmes shared a slide presentation and updated the Commission on the work that their team has been doing with CATS on the LYNX Silver Line.

Chairperson Samuel referred to the Housing and Anti-Displacement slide and pointed out there were several bullet points around housing. She asked did that part of the study take a look at all around affordable business space. Ms. Holmes replied it was mentioned, and in the report there is a spread of about 25 or 30 ETOD policies to consider, so it is a focus of their upcoming work to make sure they are including small businesses in the conversation. She thinks people tend to lean towards housing and displacement and not think about the displacement of businesses too, so it is a core component of their upcoming work.

Chairperson Samuel asked is there anything specific or can she share how those dollars might be used as it relates to anti-displacement particularly from the recent grant they were awarded. Ms. Holmes advised the \$405,000 grant that they received is to do the work, so they estimate that a good portion of that is going to go into engagement and education; basically community organizers, community engagement, and transit experts. This will lead to very clear strategies, and they will have dollars and cents attached to them as to how it gets done.

Commissioner Russell asked are there any specific plans for not only creating small business opportunities but also for including land banking, specifically for small locally owned businesses. Ms. Holmes explained they have not gotten that far as to specifically as to what land banking might be used for or who the partners might be to leverage those opportunities. She further said they are excited that they have a grant and they have some funds to basically deep dive further into that and come up with a real strategy, but they are just not there yet to provide a clear answer as to exactly what that will look like.

Commissioner Blumenthal commented the accessory trails was mentioned and asked was there any firm commitment to a rail trail that will run the length of the line or is that aspirational at this point. Ms. Holmes replied it is in design but it's not a fully funded line at this point. She explained they are engineering as though there will be a rail trail adjacent to the transit line but there are some gaps where that's not possible and they are internally working to identify ways to further study those areas.

Commissioner Blumenthal told Ms. Holmes that she mentioned the densest development being a five-minute walk from a station, is that also in terms of a distance such as a quarter mile versus a half mile. Ms. Holmes replied yes, the five minute is a quarter mile and in transit oriented development, they generally see is up to a ten-minute walk, up to a half of a mile but you would usually see the most dense development up to the first five minute, quarter mile radius.

Commissioner Blumenthal said in the most recent ULI report, he knows that there was a recommendation of the line going through the center of uptown as opposed to a perimeter around it. He asked what or if any attention is being paid to that and does she think it's realistic. Ms. Holmes replied she is not an engineer so she does not want to say if it's realistic or not but they have not gotten the final report yet. She went on to say that they are expecting it in the next week or two and are tentatively examining the pieces that they brought forward.

Commissioner Chirinos referred to the ETOD Strategies – Some Examples slide and said in terms of their strategies, in the spirit of equity, she is trying to figure out where in this conversation are they

aligning the childcare and aligning with the school system. She asked are there any provisions about supporting families services that can make life easier for people as they are riding and going from job to job. Ms. Holmes replied they did not get that deep into it in this effort, but there are a couple of examples nationally that were brought up in some ULI workshops of where that has been incentivized. She went on to say in their next 2 years of work this is something they really need to think about a little more deeply, how that system really works together. Commissioner Chirinos added she is hoping they are able to provide support in terms of mental health and urgent care as well.

Commissioner Ham asked Ms. Holmes to share a little more about community engagement and asked are they looking at it from a lens of feedback from the community in terms of what their desires are or community engagement from usage and taking advantage of what's available for transportation. Ms. Holmes replied the community engagement that they did for this effort was very focused around built environments; what kind of developments people want to see and what assets are missing so it was kind of a survey feedback method. In their upcoming effort and the way they wrote the grant, they are very focused on capacity building so that includes hearing what do people want, what do they lack now, what is important to them and how does transit help or not help them achieve those things.

Vice Chairperson Gussman commended Ms. Holmes for the innovative approach and he thinks this will do a lot to reach the concerns that they've been hearing as they have been working through some of their other planning efforts in the city.

UDO Update

Interim Director Craig introduced the Ms. Moriah Wozniak and advised they will share a slide presentation and updated the Commission on what has been going on since the UDO draft was released and the closing of the public comment. She said they will talk about the community engagement and community feedback.

Chairperson Samuel asked the presenters to shed some light on what council members engagement process is like; specifically, what has the participation been like. Interim Director Craig replied she thinks council participation has largely been in the council and committee phase. She shared they've had a number of one on one's with council members during the policy map and there would always be questions and comments concerning the UDO as well.

Chairperson Samuel addressed Interim Director Craig saying as of recent, she's heard her say adoption in July/August. She asked her what unreadiness does she sense for a July adoption, if any. Interim Director Craig responded by saying it's not unreadiness, it more so a challenge with the council schedule and trying to find time to get in front of them.

Commissioner Chirinos asked could the Community Benefits Task Force come and do a presentation for the Planning Commission so they could find out what the pulse is in the community regarding all of this. Interim Director Craig replied they would be happy to come and advised, they've met twice and have been working through some ideas.

Vice Chairperson Gussman took the opportunity to remind the Commissioners that right now might be the best time to have an input on this process, so if there are questions or things that needs be addressed or talked about, they'll get together with staff and have those conversations.

Chairperson Samuel asked Interim Director Craig if there are plans for any other engagement efforts between the 2nd draft and the Planning Committee recommendation. Interim Director Craig explained they are still talking through what that engagement would look like. She revealed short-term rentals will probably be where they would start but they will begin to look at other topics as well. Chairperson Samuel agreed with the topic of short-term rentals and added she has particular interest in overlapping open space and building height transitions. If they are trying to squeeze in some engagement efforts, she thinks it worthy that these be included as well.

Other Business

Chairperson Samuel referenced the calendar and wanted to make sure that the upcoming meeting dates were under their radar. She continued to stress to the members of the Zoning Committee that it is urgent they alert right away if they have a known absence upcoming.

Adjournment

The meeting adjourned at 1:32 pm.

Planning Commission

May 1, 2022 – June 30, 2022

May 2022

Mon May 2

12:00pm – 2:00pm **Planning Commission Work Session – Virtual OR** Charlotte-Mecklenburg Government Center,
600 East Fourth Street Conference Room 267 (Shavon Davis)

Tue May 3

5:30pm - 7:30pm **Zoning Committee Work Session - Virtual (Planning)**

Mon May 16

4:00pm – 4:30pm **Planning Commission Executive Committee Meeting - Virtual (Shavon Davis)**

Tue May 17

5:00pm - 7:00pm **Planning Committee Meeting – Virtual (Planning)**

June 2022

Mon June 6

12:00pm – 2:00pm **Planning Commission Work Session – Virtual OR** Charlotte-Mecklenburg Government Center,
600 East Fourth Street Conference Room 267 (Shavon Davis)

Tue June 7

5:30pm - 7:30pm **Zoning Committee Work Session - Virtual (Planning)**

Mon June 20

4:00pm – 4:30pm **Planning Commission Executive Committee Meeting - Virtual (Shavon Davis)**

Tue June 21

5:00pm - 7:00pm **Planning Committee Meeting – Virtual (Planning)**