

**Charlotte-Mecklenburg Planning Commission
Planning Committee Meeting – Virtual Zoom
DRAFT Minutes**

May 17, 2022 – 5:00 p.m.

Attendance

Planning Committee Members Present: Chairperson Phillip Gussman, Vice Chairperson Erin Barbee; and Commissioners Melissa Gaston, Peter Kelly, Ronnie Harvey, and Wil Russell

Planning Committee Members Absent: Commissioner Elizabeth McMillan

Planning Staff Present: Andrew Ausel, Kathy Cornett, Zenia Duhaney, Gretchen Flores, Alberto Gonzalez, Alan Goodwin, Laura Harmon, Kevin May, Sandra Montgomery, Alysia Osborne, Tim Porter, and Mariah Wozniak

Other Staff Present: Lori Lencheski, Economic Development and Caroline Sawyer, Asset & Facility Management

Welcome and Introductions

Chairperson Gussman called the meeting to order at 5:02 p.m., welcomed everyone, and introduced each commissioner and staff member.

Virtual Meeting Rules and Guidelines

Chairperson Gussman explained the virtual meeting rules and guidelines. The meeting was livestreamed on YouTube. 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 Vice Chairperson Barbee and seconded Commissioner Gaston by to approve the April 19, 2022, minutes. The minutes were unanimously approved. 6-0

Mandatory Referrals

The Chairperson asked whether any of the commissioners had any questions regarding the mandatory referrals. Chairperson Gussman applauded the efforts of acquiring a half-acre parcel to add to the greenway space for M.R.#22-15. This increased the parcel’s visibility from the road, letting people know there is a significant size greenway in that location. Vice Chairperson Barbee asked about M.R.#22-17, commenting that it was something that had been publicized, had a lot of community involvement around it, and received a lot of media coverage. Has there been any update or feedback on this acquisition? Ms. Lencheski responded that they have worked with the West Boulevard Neighborhood Coalition to understand their needs, what is happening in the community, and how we can further help that community. Chairperson Gussman hearing no additional comments entertained a motion to approve the mandatory referrals.

- **M.R. #22-12** | Mecklenburg County Park & Recreation would like to acquire approximately 81 acres located north of Brief Road, south of Cabarrus Road, east of Arlington Church Road, + west of Ferguson Road (Tax Parcel 139-441-01): in Mint Hill’s Extraterritorial Jurisdiction for park + recreation uses.
- **M.R. #22-13** | Mecklenburg County Park & Recreation would like to acquire approximately 17 acres located at 1700 Weddington Road in Matthews (Tax Parcel 227-291-01) for future park uses.
- **M.R. #22-14** | Mecklenburg County Park and Recreation would like to acquire approximately 14.5 acres (Tax Parcels 047-351-03 + 047-351-06) located on David Taylor Drive in the University Research Park for future park uses.
- **M.R. #22-15** | Mecklenburg County Park & Recreation would like to acquire approximately 0.5 acres (Tax Parcel 133-141-04) located on Albemarle Road + on the south side of Albemarle Road, west of Farm Pond Lane, + east of Executive Center Drive.

- **M.R. #22-16** | Community Support Services (CSS) would like to acquire approximately 2.85 acres (Tax Parcel 167-191-42), located on Forest Point Blvd in southwest Charlotte. The property is north of Arrowood Road between I-77 and South Blvd.
- **M.R. #22-17** | The City of Charlotte proposes to purchase three properties on West Boulevard for future redevelopment. All three properties are located on the southeast corner of West Boulevard and Remount Road (Tax Parcels 11903340, 11903341, + 11903342). All referenced properties together total 0.70 acres.

A motion was made by Commissioner Gaston and seconded by Vice Chairperson Barbee stating that the Planning Committee reviewed M.R. #22-12, M.R. #22-13, M.R. #22-14, M.R. #22-15, M.R. #22-16, and M.R. #22-17, on May 17, 2022, and has no additional comments for the submitting agencies. The motion was unanimously approved. 6-0

Charlotte Unified Development Ordinance (UDO) Update

Laura Harmon, Division Manager provided an update on information presented to the Council TAP Committee on May 12, 2022.

- Chairperson Gussman asked about the green area overlap and if a chart will be provided to help demonstrate requirements.
- Commissioner Barbee inquired about Electric Vehicle Charging Stations. She wondered if the affordable component multifamily, which will be creating units for AMI's less than 60%, had been considered as this would likely not be the demographic that would use an EV station. Staff believes that with the arrival of EV charging stations, there will be an increase in the number of vehicles at all levels of the market. Vice Chairperson Barbee remarked she is not just thinking about it for the people, but that the cost of development is already putting a strain on developers who are developing at an affordable price. Considering putting in EV feels like an unnecessary cost. Is there an opportunity for an exception until the need is much higher or when we reach a threshold within our city for when it becomes necessary to have this affordable component? Ms. Harmon noted that we are looking at many things to try and bring the cost down. Not requiring EV is not one of them at this point. The difficulty is that if not installed in the beginning it is very expensive to retrofit and it is important that everyone has access to EV charging.
- Commissioner Russell asked if the city would allow for the installation of the infrastructure, but not necessarily the station. Ms. Harmon responded that an EV capable station is required and there are programs that reimburse many of the cost when these are installed. After additional conversation Alan Goodwin explained parking requirements. Commissioner Russel asked about the N2-B regulation when developing an affordable project; specifically, the flexibility to use N2-A, N2-B, or N2-C if it includes affordable units. Ms. Harmon responded that if you are zoned N2-C, you can also use N2-A or N2-B standards.

Ms. Harmon explained that the draft UDO requires that any Heritage Tree, defined as a tree native to North Carolina with a diameter or breast height of 30 inches or greater cannot be impacted. Tim Porter, Urban Forester further detailed the recommendations for the Heritage Trees regulations as it relates to the draft UDO. He explained how the regulation applies to the Non-Land Development and the Land Development permitting scenarios. After further discussion and questions about heritage trees the meeting adjourned.

Adjourn – The meeting adjourned at 5:16 pm