

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

December 21, 2021 – 5:00 p.m.

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**Attendance**

**Planning Committee Members Present:** Chairperson Phillip Gussman, Vice Chairperson Erin Barbee; and Commissioners Melissa Gaston, Ronnie Harvey, Elizabeth McMillan (joined the meeting after commissioners voted on the minutes), and Wil Russell

**Planning Committee Members Absent:** Commissioner Peter Kelly

**Planning Staff Present:** Kathy Cornett, Zenia Duhaney, Gretchen Flores, Alan Goodwin, Alberto Gonzalez, Laura Harmon, Alysia Osborne, and Candice Rorie

**Other Staff Present:** Anne-Rose Loy, General Services

**Economic & Planning Systems Staff Present:** Matt Prosser

**Welcome and Introductions**

Chairperson Gussman called the meeting to order at 5:03 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 Facebook Live. 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 by Commissioner Russell to approve the November 11, 2021 and November 30, 2021 Special Meeting minutes. The minutes were unanimously approved. 5-0*

**Mandatory Referrals**

Chairperson Gussman asked whether commissioners would like to pull any specific mandatory referrals for discussion. Hearing no questions about the mandatory referrals, the Chairperson entertained a motion.

**M.R. #21-33** | Mecklenburg County Park and Recreation proposes to acquire approximately Tax Parcel # 111-021-93, located in Charlotte near Bradstreet Commons Way and along Reedy Creek Tributary 2. This property is +/- 9.8 acres.

**M.R. #21-34** | Mecklenburg County Park and Recreation proposes to acquire Tax Parcel # 139-411-04, located at the end of Coble Road, in Mint Hill's extraterritorial jurisdiction (ETJ). This property is +/- 69.283 acres and is currently vacant wooded land.

**M.R. #21-35** | The City of Charlotte is proposing to sell in fee simple 0.08 acres portion of a 1.940-acre City-owned parcel (PID #078-212-01) located at 600 French Street.

*A motion was made by Vice Chairperson Barbee and seconded by Commissioner Gaston stating that the Planning Committee reviewed M.R. #21-33, M.R. #21-34, and M.R. #21-35 on December 21, 2021 and has no additional comments for the submitting agencies. The motion was unanimously approved. 6-0*

### **UDO Update**

Laura Harmon, UDO Project Manager and Alan Goodwin Deputy Project Manager provided an update on the Unified Development Ordinance (UDO). Community Engagement has included pop-up meetings, several in-person open-house meetings, and a series of online virtual conversations.

Laura Harmon discussed the UDO Zoning translation, which happens with the adoption of the UDO, and the alignment rezoning which happens after the UDO adoption. Examples were given of how conventional Zoning Districts would translate. Commission Gaston asked if the alignment Zoning Recommendations would be requested by the public or if this is something that Planning would do? Ms. Harmon responded that this is a public process. Although, Planning is the lead, it is a community involved process. The discussion continued around the different scenarios that could occur. Ms. Harmon responded explaining how and when staff would respond to each scenario based on the process. Key UDO dates were presented noting that the plan is to extend the timeframe for the first draft comments. The goal is to have the current Council make the final decision on the draft.

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

Kathy Cornett, Deputy Project manager provided an update on the engagement strategy for the Charlotte Draft Future 2040 Policy Map. This included an engagement window #2 summary and the revisions to the first Draft 2040 Policy Map. Matt Prosser, EPS, provided an update on the economic analysis being conducted to support the policy mapping process.

Mr. Prosser reviewed the next steps in the process to follow in December, January, and February 2022. This will include the second draft policy map release, publishing responses to comments, technical work to produce 2<sup>nd</sup> draft, the engagement window #3 kickoff, listening sessions, community conversations, City Council public comment session, and review and adoption. Also, there is a Fiscal Analysis (FIA) - Growth Questionnaire that has been provided to departments. The responses from the growth questionnaire will be integrated into the policy map. The Final Fiscal Impact Analysis findings and the analysis of the revised map fiscal model will be made available.

After the presentation the Chairperson asked if commissioners had any additional questions. Hearing no questions Chairperson Gussman adjourned the meeting.

### **Adjourn**

The meeting adjourned at 6:32 pm