

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

January 18, 2022 – 5:00 p.m.

Attendance

Planning Committee Members Present: Chairperson Phillip Gussman, Vice Chairperson Erin Barbee; and Commissioners Melissa Gaston, Ronnie Harvey, Peter Kelly, Elizabeth McMillan (5:09 pm) and Wil Russell

Planning Staff Present: Kathy Cornett, Gretchen Flores, Alberto Gonzalez, Alysia Osborne, and Candice Rorie

Other Staff Present: Caroline Sawyer, Asset and Facility Management

Welcome and Introductions

Chairperson Gussman called the meeting to order at 5:05 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.

Mandatory Referrals

Chairperson Gussman asked whether commissioners had any questions about any of the mandatory referrals. Hearing no questions about the mandatory referrals, the Chairperson entertained a motion.

M.R. #22-01 | Mecklenburg County proposes to acquire ~25.67 acres (Tax Parcel 099-241-02) for the construction of the East Community Resource Center (East CRC).

M.R. #22-02 | Mecklenburg County would like to acquire Tax Parcel #s 111-143-35, 111-143-36, 111-143-37, and 111-143-45, consisting of approximately 10.75 aggregate acres in east Charlotte.

M.R. #22-03 | Mecklenburg County Park and Recreation would like to acquire ~27.465 acres (Tax Parcel 109-161-60), located on E W.T. Harris Blvd, in east Charlotte.

M.R. #22-04 | The County proposes purchasing Tax Parcels 117-031-10 and 117-031-11 (+/- 2.153 acres) located on West Blvd for the future construction of a branch library. The library will be a replacement for the existing West Boulevard Branch Library at 2157 West Boulevard.

A motion was made by Vice Chairperson Barbee and seconded by Commissioner Kelly stating that the Planning Committee reviewed M.R. #22-01, M.R. #22-02, #22-03 and M.R. #22-04 on January 18, 2022 and has no additional comments for the submitting agencies. The motion was unanimously approved. 6-0

Charlotte Future Implementation Update: 2040 Policy Map Update

Kathy Cornett, Deputy Project Manager provided an update to the Planning Committee. She shared a summary of engagement window #2, details on the revisions to the DRAFT 2040 Policy Map, the schedule, and next steps. Revisions to the map were technical and community-driven revisions. The technical revisions resulted from inconsistencies heard through conversations had with the community. The community-driven revisions were targeted to the local knowledge and Place Type preferences heard from the community.

Next Steps

- 1/18 – Second Draft Policy Map Released
- 1/25 – Begin Three-Day Staff Listening Sessions
- 2/01 – Begin Three-Day Listening Conversations
- 2/14 – City Council Public Comment Session

Proposed Adoption Schedule

- 1/18 – Planning Committee
- 1/24 – TPE Committee Review
- 2/07 – Planning Commission Update
- 2/21 – Final Recommended Policy Map Released
- 2/22 – Planning Committee Request for Recommendation
- 2/28 – City Council Request for Adoption

After the presentation Commissioner Russell shared his concern that community driven changes limiting commercial would also help limit auto oriented uses. He asked for clarification on this statement. Kathy Cornett responded that there is a strong desire from the community to transition uses to be more walkable.

Commissioner McMillan asked if the Economic Impact Analysis was presented to the Planning Committee or the full commission? Kathy Cornett stated that Matt Prosser presented to the full commission and at last month’s Planning Committee meeting. Mr. Prosser will be coming back to the full commission with an update on his findings.

Ms. Osborne added that there are two parts to the work. The first is the Policy Map work which includes the Fiscal Impact Analysis. They have taken the second draft of the map and completed a second version of the model runs. The Community Viz model and the Fiscal Impact model which will give us more information about growth patterns, and how much it will cost to support this growth from a municipal standpoint. We will share this information at our next meeting. The second part is the UDO which focuses on the economic impact analysis. This is based on the recommendations that look at the Unified Development Ordinance and the cost impacts to proposed regulations.

Commissioner Harvey asked about the community-driven changes the transition from N1 to N2. Changing from N1 to N2 from a displacement standpoint to any of the neighborhoods in his district, that is on Wilkinson Boulevard, West Boulevard, South End or Old Pineville Road. Increasing the density in these neighborhoods will change the character. Kathy Cornett responded that the desire from the community along major transportation corridors not within existing single-family neighborhoods, but along corridors where there is direct access to high-capacity transit is to allow those place types to transition from N1 to N2.

Alysia Osborne addressed Commissioner Harvey regarding his displacement concern. She noted that the scenario he described could happen today prior to the Policy Map. The question is how the Policy Map addresses that concern. What other tools do we have that are happening or complementing efforts that are underway to help mitigate those type of concerns around displacement.

Commissioner Kelly asked whether there should be at the policy level a protective neighborhood approach? Neighborhoods in proximity to the Silver Line or the Blue line outside of Neighborhood 2 areas are vulnerable to displacement. Kathy Cornett thanked Commissioner Kelly for his idea. She commented to the group that this is not the end of the planning effort. The Policy Map is helping to get everyone to the same level playing field. The second step is to continue to do area planning after the adoption of the Policy Map. After additional discussion, the Chairperson asked if there were any additional questions. Hearing none, Chairperson Gussman adjourned the meeting.

Adjourn- The meeting adjourned at 6:48 pm