

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

March 15, 2022 – 5:00 p.m.

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**Attendance**

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

**Planning Staff Present:** Andrew Ausel, Kathy Cornett, Zenia Duhaney, Gretchen Flores, Alberto Gonzalez, Laura Harmon, Kevin May, Catherine Mahoney, Sandra Montgomery, Alysia Osborne, and Candice Rorie

**Planning Commission Members Present:** Chairperson Keba Samuel

**Other Staff Present:** Freeman Burns, Asset and Facility Management, and Todd DeLong, Economic Development

**Welcome and Introductions**

Chairperson Gussman called the meeting to order at 5:00 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 McMillan to approve the February 15, 2022, minutes. The minutes were unanimously approved. 7-0*

**Mandatory Referrals**

The Chairperson asked if any of the commissioners were interested in pulling any of the mandatory referrals for discussion. Commissioner Kelly requested M.R. #22-09 be pulled + the Chairperson asked to discuss M.R. #22-08. He stated that when this site was going through the rezoning process, there was a parcel left open for the developer + asked if it would be considered for single family affordable housing. Todd DeLong, Economic Development, responded that there will be a mix of multifamily market rate, some multifamily affordable, particularly leaning towards the senior affordable housing, as well as a mix of single-family lots and townhouses. Commissioner Russell asked if the single-family homes for this site will be for sale. Mr. DeLong responded, yes, the single-family lots will be for sale.

Commissioner Kelly asked if M.R. #22-09 will have to go through a subsequent rezoning. Mr. Gonzalez verified that the site is a Neighborhood 1 Place Type according to the Policy Map.

Chairperson Gussman then entertained a motion.

- **M.R. #22-07** | Mecklenburg County Park and Recreation proposes to acquire two adjacent properties – a portion of tax parcel 047-083-02 (+/- 3.0 acres) and tax parcel 047-083-42 (+/- 3.40 acres) – in the City of Charlotte for a future neighborhood park.

- **M.R. #22-08** | The City of Charlotte proposes the lease, transfer or sale of the city-owned parcels located at 5401 + 5745 Central Avenue (PIDs 10304199 + 10304108) for the construction of a mix of uses.
- **M.R. #22-09** | The City of Charlotte has received a request from a citizen to purchase a city-owned parcel located at 429 Coxe Avenue (~.172 acres), in Charlotte (PID 071-105-50) to build two owner-occupied townhomes.

*A motion was made by Commissioner Kelly and seconded by Commissioner Gaston stating that the Planning Committee reviewed M.R. #22-07, M.R. #22-08, and M.R. #22-09, on March 15, 2022, and has no additional comments for the submitting agencies. The motion was unanimously approved. 7-0*

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

Alyson Craig, Interim Planning Director explained that the Planning Committee will vote to recommend the Policy Map move forward to City Council for review and approval. She acknowledged the amount of work put-in by the Policy Map team throughout the engagement process. She explained it has taken a great deal of effort to look at 281,000 parcels across the city. By moving forward with the next step of the process the important work of the Community Area Plan process can begin.

Alysa Osborne, Long Range Planning Division Manager, stated that she is appreciative of the level of work and dedication of her team on both the Comprehensive Plan and the implementation of the first phase. She shared several points about the process, reviewed the engagement process used during the three phases of the project + highlighted the decision to separate the Policy Map as its own step in the Comprehensive Plan process because of its importance and the need to engage people around it.

For clarification Chairperson Gussman asked if the committee is going to vote to recommend the adoption of the Policy Map? He commented that it is known that there are still potential edits that may happen before City Council votes. How will the changes be marked? Will they be clearly identified? Ms. Osborne responded yes, the changes will be clearly identified. The green icon on the map will be used for notification purposes as well as a table that will accompany the map. Chairperson Gussman asked for a motion.

The Planning Commission Chairperson, Keba Samuel, asked about the Policy Map Briefing Book. She commented that some of the data is broken out by Council District and asked was this information presented in the first and second iteration or is the data being presented with the recommended changes. Ms. Osborne responded summary of changes and comments in the briefing book are reflected from the date in which the briefing book was shared. Chairperson Samuel commented that she has always had a high appreciation for the planning staff's effort to ensure that we have engagement throughout the city. She has witnessed first-hand a high level of responsiveness. Chairperson Samuel thanked the Policy Map team.

Ms. Osborne responded that they are working on creating criteria and thresholds for how to make those changes. An example would be similar criteria on what triggers an area plan. There are certain criteria and data points which we are using to develop what constitutes a major or minor change. We are working with the Land Development and Entitlement team to determine those standards, + they will be clearly communicated on our application process. The Chairperson asked for Commissioner Barbee to complete the motion and open the floor to discussion.

*A motion was made by Vice Chairperson Barbee and seconded by Commissioner Kelly to recommend the adoption of the Charlotte Future Policy Map with staff recommended revisions.*

Commissioner Harvey echoed the sentiment and appreciation for staff's effort and hard work. He commented about the adverse effects of COVID-19 on the community groups in the past two years, and staff's ability to stay the course. With the history of meeting people where they are, predictability, details, growth, etc., there needs to be some consideration that not all the communities have experienced that in an equitable way. This is something that all involved, both public and private, must take into consideration; how do we allow for folks to feel that they have been heard? Overall, we are talking about 6,700 comments in a city of a million folks. We don't want to say that their lack of response reflects their understanding. I want to ensure that we are allowing them the opportunity. How do we answer that question about whether we have allowed enough time for engagement?

Ms. Osborne thanked Commissioner Harvey for his comments. She responded that she does not disagree that every person has not been engaged as much as they would like. Staff has, however, given and provided opportunity to everyone. This does not mean that because this initiative may be voted on March 28 that the opportunity ends. We are following the guidance of the Comprehensive Plan that had well over 500,000 interactions in the past three years. Many of the people who are possibly feeling disfranchised or marginalized in the process helped us to shape the Comprehensive Plan by dedicating their time to the Ambassador and Strategic Advisory Group.

Planning Commission Chairperson Samuel provided the following response:

- The onus belongs to City Council on the educational part of the Comprehensive Plan, the Policy Map, and the UDO. Council members, should be responding to their constituents, educating them, creating forums so that the information can be properly shared, vetted and/or discussed.
- The onus is also on the Planning Commission. It's not our job to market the plan, but as Alysia stated we should be information brokers.
- We cannot get to the point of adopting the UDO without first adopting the Policy Map.
- The committee should hopefully vote to unanimously recommend adoption

**During the discussion commissioners also made several comments and asked questions:**

- Commissioner McMillan asked about the gap between approval of the Policy Map in March and the effectiveness of the July 1 date. Also, the time between that and completion of the area plans. How will this impact zoning changes during this period? It could be up to five years to get through the area planning process.
- Commissioner Kelly made several comments and asked if should there be a year one policy adjustment process that is a flexible and more able for communities to get involved.
- Commissioner Russell volunteered to assist with the educational efforts.
- Chairperson Gussman commented that this map is so much better than what has been previously used. This is also a living document that will be changed. Looking forward to this map passing and becoming an integral part of how Charlotte grows.
- Commissioner Gaston commented made several comments which include:
  - She applauds the efforts of the Planning Department working on the plan and trying to educate residents.
  - Glad to hear that it will be reviewed regularly and can be updated

Chairperson Gussman asked if there were any additional comments. Hearing none he restated the motion and asked for the vote.

*A motion was made by Vice Chairperson Barbee and seconded by Commissioner Kelly to recommend the adoption of the Charlotte Future Policy Map with staff recommended revisions. The motion was approved.*  
6-1

Commissioner Harvey cast the opposing vote.

**Next Steps**

Kathy Cornett, Deputy Project Manager, reviewed future planning activities including retirement of the current land use tool, development of the 2040 Comprehensive Plan Annual Report, the relaunch of the Community Planning Academy, the development of the Community Area Planning Toolkit, the initiation of the Community Area Planning Process, and the alignment rezonings.

**Charlotte UDO Update:**

The UDO team Andrew Ausel, Kevin May and Sandra Montgomery presented an overview of UDO content to include Stormwater and Natural Resources, Subdivision Streets, and other infrastructure, and the UDO Administration, Nonconformities, and Enforcement. The Chairperson asked commissioners to submit their comments about the 1<sup>st</sup> release of UDO draft by Friday, March 18, 2022. Visit the UDO website for all related UDO information and updates [www.charlotteudo.org](http://www.charlotteudo.org). The Chairperson asked if there were any additional questions for the good of the order. Hearing none the meeting was adjourned.

**Adjourn**

The meeting adjourned at 7:17 pm