

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

November 16, 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, Peter Kelly, Elizabeth McMillan (arrived for M.R. vote), and Wil Russell

**Planning Committee Members Absent:** Commissioner Ronnie Harvey

**Planning Staff Present:** Andrew Ausel, Kathy Cornett, Zenia Duhaney, Alberto Gonzalez, Laura Harmon, Gretchen Flores, Alysia Osborne, Candice Rorie and Mariah Wozniak

**Other Staff Present:** Racheal Baker, Charlotte Area Transit System (CATS), John Howard, Charlotte Area Transit System, and Caroline Sawyer, Asset and 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 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 October 19, 2021 minutes with the following correction to page 2: change the word performance to “proformas”. The minutes were unanimously approved as amended. 5-0*

**Mandatory Referrals**

Chairperson Gussman asked whether commissioners would like any of the mandatory referrals pulled for discussion. The Chairperson requested an explanation about the land swap for M.R. #21-32. He asked if it means that we needed extra room adjacent to the tracks near the rail trail. John Howard responded, when CATS built the Lynx Blueline, they bought additional right-of-way consisting of approximately 150 feet or so from Norfolk Southern. Throughout the Lynx Blueline there are a lot of land swaps and or land exchanges; when they don’t need the additional right-away it can go back to the developer.

Vice Chairperson Barbee commented as we are building policy, looking at the UDO and the Charlotte Future 2040 Plan, how can commissioners from an environmental perspective learn more about protecting our wildlife species. Alberto Gonzalez responded that a bigger picture conversation about the Nature Preserves may need to happen with Park & Recreation. Kathy Cornett could inquire about what the overall strategy is for protection of open space/species and coordinate a conversation. Following discussion, the Chairperson entertained a motion to approve the mandatory referrals.

**M.R. #21-30** | Mecklenburg County Park and Recreation proposed to acquire approximately 1.81 acres of vacant land (PID 019-34-109) adjacent to the Ferrelltown Nature Preserve (undeveloped), in Huntersville.

**M.R. #21-32** | The City of Charlotte proposes a land exchange of right-of-way between the Charlotte Area Transit System (CATS) and East West Station LP. The exchange will consist of disposing approximately 8,276.4 SF of City owned property (located on PID 121-015-04) and acquiring approximately 13,503.6 SF to allow for retail development and reconstruction of a portion of the Rail Trail.

*A motion was made by Vice Chairperson Barbee and seconded by Commissioner Russell stating that the Planning Committee reviewed M.R. #21-30 and M.R. #21-32 on November 16, 2021 and has no additional comments for the submitting agencies. The motion was unanimously approved. 6-0*

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

Alysia Osborne, Project Manager of the Charlotte Future 2040 Plan provided an update on the 2040 Policy Map adoption schedule. Ms. Osborne detailed the efforts to improve the process based on feedback received, i.e., the accuracy of the map, additions to improve alignment with the 2040 Comprehensive Plan, the policy map approach and the purpose and application of Place Types. She also explained the overall steps taken to engage the public and to gain the public's input.

### **Next Steps**

- The Second 2040 Draft Policy Map – January 2022
- Phase 3 to begin January 2022
- Review and Adoption Process – Council Adoption

Commissioners asked several questions after update.

- Commissioner Kelly asked about the step, from Place Types to actual zoning districts. Do the citizens understand the subtleties? Ms. Osborne responded that most people asking that question really want to know how this relates to their property and their existing and future development rights. So, the conversation is had in terms of what is existing in policy development and what is proposed and its impact to them in the future.
- Commissioner Russell thanked Laura Harmon and Mariah Wozniak for coming out to Prosperity Village Movie Night and talking with the residents. He asked whether planning staff will educate the City Council in manageable chunks prior to adoption about the 2040 Policy Map and what education is being provided to prime the pump for adoption by City Council. Ms. Osborne responded, the approach taken with the policy map is similar to the approach used with the Comprehensive Plan. Information is provided in chunks, the process has a set approach, and there is a Briefing Book for the Policy Map. The briefing book breaks down the process, where we are as it relates to engagement. It is provided to council approximately every two weeks. Staff is also available to meet with City Council members upon requests. Several opportunities have been taken to keep the work in front of the City Council before adoption.
- Laura Harmon added that staff has begun educating council on the UDO, particularly on areas of interest that have been brought to staff's attention. UDO staff has also presented regularly to the Transportation Planning and Environment Committee which is the lead Council committee for the UDO. Staff will also present the UDO Economic Analysis to the Workforce and Business Committee and additional information to full Council on a regular basis. The UDO staff will keep council abreast as to what they are hearing from the community, how engagement is going, and what are the important questions.
- The Chairperson asked about how staff feels City Council is coming along in the conversation? Laura Harmon responded that the Council has been engaged much earlier. They have been engaged in the UDO process for a long time and have been awaiting it. Ms. Osborne noted that it is the same for the 2040

Policy Map. Council has been involved earlier and has a shorter time frame to focus. It is easier to see the linkage between the 2040 Policy Map and the UDO.

- Chairperson Gussman questioned how early in January will the second 2040 Policy Map draft be rolled-out. Ms. Osborne responded that it will be rolled out as early as possible to get it in front of our elected officials in preparation for review and adoption.

### **UDO Update**

Mariah Wozniak and Andrew Ausel gave commissioners an update on the UDO engagement process and strategy. Ms. Wozniak reviewed key project dates to include the public engagement/comment periods, release of the first and second UDO draft, up to the adoption of the UDO in July 2022. The team has participated in scheduled community pop-up, open house events and will participate in scheduled in person/virtual meeting events. Chairperson Gussman thanked Commissioner Chirinos for being a driving force in partnering with the team to secure YMCA venues. The Chairperson requested that commissioners attend at least one scheduled UDO event. He noted that it would be informative and help in understanding the community's reactions to the information presented. As the team shared their engagement schedule, Andrew Ausel asked commissioners if they could help spread the word about their events. The Chairperson asked commissioners to begin to familiarize themselves as much as possible with the UDO document so all can be well informed. In this way, the committee will be well versed to answer questions and to know what they are voting on. Laura Harmon noted that the team will have available a user guide to help assist in interpreting the full document.

After additional discussion, the Chairperson stated that the next Planning Committee meeting scheduled in December will be an in-person meeting with a hybrid option.

### **Adjourn**

The meeting adjourned at 6:36 pm