

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

February 15, 2022 – 5:00 p.m.

Attendance

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

Planning Committee Member Absent: Commissioners: Peter Kelly and Elizabeth McMillan

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

Other Staff Present: Ruby Pringle, Asset and Facility Management, Caroline Sawyer, Asset and Facility Management, Anna Radcliff, General Services

Welcome and Introductions

Chairperson Gussman called the meeting to order at 5:04 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 by Commissioner Russell to approve the December 21, 2021, and January 18, 2022, minutes. The minutes were unanimously approved. 5-0

Mandatory Referrals

Chairperson Gussman asked whether commissioners had any questions about any of the mandatory referrals. Hearing none, the Chairperson entertained a motion.

- M.R. #22-05 | Mecklenburg County Park and Recreation would like to acquire +/- 0.667 acres (Tax Parcel # 003-071-05), located on Shearer Road and near Rocky River Bluff Nature Preserve in Davidson's Extraterritorial Jurisdiction (ETJ).
- M.R. #22-06 | The City of Charlotte proposes to purchase approximately 3.12 acres located at 3019 Beam Road (Tax Parcel # 141-241-04), for the construction of Charlotte Fire Department Fire Station #30.

A motion was made by Commissioner Gaston and seconded by Commissioner Russell stating that the Planning Committee reviewed M.R. #22-05, and M.R. #22-06, on February 15, 2022, and has no additional comments for the submitting agencies. The motion was unanimously approved. 5-0

Charlotte Future Implementation Update: 2040 Policy Map Update

Kathy Cornett, Deputy Project Manager provided an update on the Charlotte Future Policy Map. Ms. Cornett reviewed engagement to date, the relationship to the UDO, as well as the 2nd draft's major takeaways and adjustments. Staff is working on reviewing outstanding issue areas related to the Place Types.

Policy Map Next Steps

February		March	
1	Community Wide Conversations	14	Planning Commission update
7	Planning Commission Update	15	Planning Committee Request for Recommended Action
14	City Council Update	28	City Council Action
15	Planning Committee Update		
21	Release of Final Recommended Policy Map		
28	Public Comment Session with City Council		

Commissioner Russell asked about single-family neighborhoods being preserved in N1. He inquired for a clarification on what is being preserved considering that 84% of Charlotte’s land use is tied to single-family neighborhoods. Ms. Cornett explained the mapping methodology and use of the term, “preserved.” Commissioner Russell also asked if this limits the flexibility to change single-family N1 types in the future. Ms. Cornet clarified that N1 expands beyond single-family and allows additional housing types such as duplexes and triplexes if the zoning requirements can be met. Commissioner Russell stated that he would like to engage with staff on several items as it relates to residential zoning. He believes the minimum lot requirements, setbacks and minimum building sizes are going to be deterrents to the type of density proposed. Commissioner Russell would like staff to look at this as a text amendment for later discussion.

Chairperson Gussman asked how we are communicating with the public who have submitted requests or suggested edits to the policy map. Ms. Cornett explained that comments have been tracked on a spreadsheet along with responses. There will be color categories that indicate whether the suggested changes have been implemented and why. The map will be posted on our website with date and time. Blasts email will be sent to all the contacts on our mailing lists as well as on social media.

Charlotte UDO Update: Zoning Regulation Highlights

Laura Harmon, Entitlement Services Division Manager, provided an update on the Unified Development Ordinance. She explained that the Planning Committee will be the committee that is making a recommendation to City Council. Ms. Harmon reviewed the upcoming schedule and shared that the public hearing draft will be released in May 2022 and the request for adoption will go to the Charlotte City Council in July. Commissioner Russell asked several questions regarding density bonuses and the allowance of flea market type uses in commercial zoning districts.

Ms. Harmon explained the uses allowed in each zoning district. Vice Chairperson Barbee asked as we begin to implement the uses and find there are uses that are not allowable under certain zoning districts are we grandfathering those business or entities? Ms. Harmon responded yes, they will be legally non-conforming uses. Vice Chairperson Barbee asked if there is a timeframe? Ms. Harmon replied that there is no timeframe. If they continue to operate that business as it stands, they can continue to be there. The Vice Chairperson also asked if these businesses are informed of the opportunity or is it automatically assigned to them? Ms. Harmon responded that it is automatically assigned to them. The Chairperson asked if businesses are notified that they are non-conforming? Ms. Harmon responded no, there are too many to parcels to analyze.

The presentation continued with Ms. Harmon answering additional questions from commissioners. She shared related UDO information could be found at www.charlotteudo.org.

Commissioner Russell then shared that there will be a presentation on Saturday, February 26th to provide information about small-scale development. He will forward the details to Kathy Cornett and she will share them with Committee members.

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 6:33 pm