

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

Minutes

October 19, 2021 – 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 (entered meeting after approval of the minutes and mandatory referrals), and Wil Russell

Planning Commission Members Present: Chairperson Keba Samuel; Commissioners Astrid Chirinos, Courtney Rhodes, and Douglas Welton

Planning Staff Present: Lorna Allen, Robyn Byers, Kathy Cornett, Zenia Duhaney, Alberto Gonzalez, Gretchen Flores, Monica Holmes, Evan Lowry, Catherine Mahoney, Alysia Osborne, and Candice Rorie

Other Staff Present: Caroline Sawyer, Asset and Facility Management, Bob Sorrell, CMS Facilities, Planning & Real Estate

Charlotte Center City Partners Staff: Klint Mullis, CCCP, Michael Smith, CCCP, and Cheryl Meyers, CCCP

Welcome and Introductions

Chairperson Gussman called the meeting to order at 5:01 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 Harvey to approve the September 10, 2021 and September 21, 2021 minutes. The minutes were unanimously approved. 6-0

Mandatory Referrals

Chairperson Gussman asked whether commissioners would like any of the mandatory referrals to be pulled for discussion. Commissioner Harvey responded with questions about M.R. #21-29. Alberto Gonzalez provided a high-level overview and answered commissioner's questions regarding M.R. #21-29. The Chairperson entertained a motion following the discussion.

M.R. #21-26| Charlotte Mecklenburg Schools (CMS) proposes to dispose of 2.855 acres near Carmine Street (Tax Parcel ID #07703101) and John Taylor Williams Montessori School.

M.R. #21-27| Charlotte Mecklenburg Schools (CMS) proposes to dispose of .348 acres at 9015 Newell Baptist Church Road (Tax Parcel ID #04927109) and across the street from the Dorothy J. Vaughan Academy of Technology.

M.R. #21-28| Charlotte Mecklenburg Schools (CMS) proposes to dispose of .36 acres on the east side of North Graham Street, north of University City Boulevard (Tax Parcel ID #04736105).

M.R. #21-29 | Charlotte Water proposes to acquire a 90-acre parcel (PID 053-061-01) to support the future Stowe Regional Water Resource Recovery Facility (WRRF) wastewater treatment facility, currently in the design phase.

A motion was made by Vice Chairperson Barbee and seconded by Commissioner Russell stating that the Planning Committee reviewed M.R. #21-26, M.R. #21-27, M.R.#21-28 and M.R. #21-29 on October 19, 2021 and has no additional comments for the submitting agencies. The motion was unanimously approved. 6-0

Charlotte Future Implementation Update: 2040 Policy Map

A summary of the final Phase I engagement numbers was provided by Catherine Mahoney, Senior Project Manager. During Phase I staff attended events, collected surveys, and interacted with the citizens of Charlotte. She explained that with the completion of Phase I, the first draft of the Policy Map was released Wednesday, October 13. Additionally, Phase II feedback will be used to inform a second draft of the 2040 Policy Map. It will be released at the end of the year or early in 2022. Ms. Mahoney further detailed the steps staff would take in Phase II and identified the targeted geographies. Commissioner Russell asked if the City has considered consulting with a developer to run proformas, especially as the City looks to map to the zoning which is being proposed.

The following action items taken include:

- The presentation from the Transportation and Planning Meeting, including discussion of the work conducted by Matt Prosser on performers in the Likelihood Analysis, will be provided to members of the Planning Committee.
- Alberto Gonzalez will provide information on the UDO Economic Analysis process undertaken by the Economic and Planning Systems Consultants.

Charlotte Future Implementation Update - Manuals and Metrics

In this presentation, Dr. Robyn Byers, Implementation Program Manager, discussed the Implementation Dashboard, the purpose of the Annual Report, the implementation of a subcommittee and review of the data.

- The specifics of the Implementation Dashboard will be brought before the commission in November. This Dashboard will house metrics and include Quality of Life data.
- Commissioners to provide staff with any reputable data sources they may have used in the past and staff will incorporate the use of suggested data as applicable.
- Highlight the importance of the of the data and how it affects business decisions and how it affects the city and the county for the accuracy of the information reported so that we may better reflect the current state.
- Include economic data. Commissioner Welton to send additional sources to Dr. Byers via email.

Center City Vision Plan - Receive additional information and consider making a recommendation on the Recommended Draft Center City Vision Plan

The Chairperson announced that the committee would not ask for a recommendation for the draft Center City Vision Plan. The Committee will wait until after the public comment scheduled in approximately three weeks.

Monica Holmes introduced herself as the new Urban Design Division Manager. As the new division manager, she replaces Grant Meacci, who has left the city. Ms. Holmes informed the committee that she is available as an additional resource for matters relating to Design and Preservation as well as the Charlotte Center City 2040 Vision Plan. She also mentioned that Lorna Allen is her group's expert on the Vision Plan.

Michael Smith, CEO of Center City Partners provided an overview of the public review process for the Center City Plan over the last eighteen months. The Draft Plan was first released on July 23, 2021. At the release of the plan many opportunities have been offered to the public to help shape Center City and comments received have been shared with the project team and consultants. Through the process new recommendations have been uncovered. Mr. Smith highlighted some of those proposed revisions for Planning Committee members. Adoption of the plan will not obligate future or current council members and the Vision Plan is aimed at reflecting the aspirations and values of our community while inspiring future action. Mr. Smith emphasize this project is a joint effort between the County, City, and Center City Partners.

Action Items include:

- A document containing a summary of revisions. The document will be forwarded to staff and the Planning Committee and will be posted on the Center City Partners website.
- Obtaining the Planning Committee recommendation to Council committee.

Following discussion, the Chairperson asked if there were any questions. Chairperson Gussman informed committee members that they are scheduled to begin meeting in-person in December. The next Planning Committee meeting is scheduled to be a virtual meeting on November 16, 2021. Hearing no additional questions or comments, the meeting was adjourned.

Adjourn

The meeting adjourned at 6:30 pm