

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

D R A F T – Attachment 1a

DRAFT Minutes

April 20, 2021 – 5:00 p.m.

Attendance

Planning Committee Members Present: Chairperson Sam Spencer, Vice Chairperson Phillip Gussman; and Commissioners Astrid Chirinos, John Ham, John Fryday, and Cozzie Watkins

Planning Committee Members Absent: Commissioner, Courtney Rhodes

Planning Staff Present: Kathy Cornett, Zenia Duhaney, Alberto Gonzalez, Taiwo Jaiyeoba, Catherine Mahoney, Alysia Osborne, and Candice Rorie

Other Staff Present: Dennis LaCaria, Charlotte Mecklenburg Schools, Leisa Sossamon, General Services, and Roberta Whitner, General Services

Welcome and Introductions

Chairperson Spencer 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 Spencer 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 Gussman and seconded by Commissioner Watkins to approve the March 23, 2021 minutes. The minutes were unanimously approved.

Mandatory Referrals

M.R. #21-09 | CMS would like to exchange property at 1817 Central Avenue (Parcel ID 095-07-803), containing approximately 2.5 acres, and cash to obtain properties at 6600 AAA Drive and 6623 and 6635 Executive Circle (Parcel IDs 103-26-111, 103-26-118, and 103-26-119) containing approximately 12 acres and three office buildings.

M.R. #21-10 | CMS would like to exchange vacant property at Beau Riley, Wade Ardrey, and Ardrey Kell roads, (Parcel IDs 229-021-03 and 229-021-05), containing approximately 20 acres to obtain property at 7000 Endhaven Lane (a portion of Parcel IDs 223-48-101& 223-48-103) containing approximately 55 acres, and cash. CMS will also be acquiring from Charlotte Water an approximate 1-acre parcel, PID 223-48-102, a former pump station, sited within the assembly at Endhaven Lane.

M.R. #21-11 | The City of Charlotte proposes to transfer or sell eighteen City-owned parcels located in the seven Council Districts for the construction of affordable housing with deed restrictions to ensure long-term affordability.

M.R. #21-12 | The City of Charlotte proposes to acquire five parcels owned by Johnson C. Smith University located in Council District 2 for the construction of affordable housing to ensure long-term affordability.

M.R. #21-13 | The City of Charlotte proposes lease, transfer or sale of the following City-owned parcels located in Council District 1 for the construction of affordable housing with deed restrictions to ensure long-term affordability.

Chairperson Spencer recommended entertaining a motion to amend the Planning Committee Agenda to remove M.R. #21-12 from consideration.

A motion was made by Vice Chairperson Gussman to remove M.R.# 21-12 from consideration and was seconded by Commissioner Watkins on April 20, 2021. The motion was unanimously approved.

The Chairperson respectfully asked if Planning Committee members would like to pull any of the mandatory referrals for discussion. Vice Chairperson Gussman asked for a review of M.R. #21-09. In addition, Commissioner Ham had questions about M.R. #21-10 and M.R. #21-11.

Vice Chairperson Gussman commented on M.R.#21-09. He remarked that the community undoubtedly had input on trying to maintain the former Midwood School as a non-profit incubator. At the same time everyone understands CMS is not in that business. He asked if anything had been built-in as the property conveys to encourage that or any key elements of preservation or anything like that. Dennis LaCaria responded yes. Essential parts of the terms are that all the existing leases need to be honored.

Commissioner Ham inquired about M.R. #21-10 and M.R. #21-11. He asked if a traffic study will be done for M.R. #21-10. Also, how will traffic be impacted by the school that will be built. Mr. LaCaria responded a traffic study is done on every school built.

Commissioner Ham stated he is excited about the affordable housing piece as it relates to M.R. #21-11. He questioned, once a developer comes on board will a public hearing be typically needed since the City has purchased this land. Else will they build affordable housing without any input from the community. Alberto Gonzalez responded each site has its own zoning. Therefore, it would be up to the developer if what they are proposing is allowed. General Services is proposing to sell the property and assure that affordable housing is built. Commissioner Ham indicated that he noticed a few locations in communities that historically have been very resistant to affordable housing. Will this create for them a non-resistant situation because it is going to be built regardless? Mr. Gonzalez responded it depends on the proposal. If they are seeking higher intensity or density, then that would trigger a rezoning. If what they are proposing can be done by-right, then this will not trigger a rezoning.

Chairperson Spencer asked Commissioners if they had any additional questions. Hearing none, the Chairperson entertained a motion to approve the mandatory referrals.

A motion was made by Vice Chairperson Gussman and seconded by Commissioner Ham stating that the Planning Committee reviewed M.R. #21-09, M.R. #21-10, M.R. #21-11, and M.R. #21-13 on April 20, 2021 and has no additional comments for the submitting agency. The motion was unanimously approved.

Special Break

The Planning Committee agreed to take a short break during the reading of the verdict for Derek Chauvin. The break lasted 10-minutes.

A motion was made by Commissioner Watkins and seconded by Commissioner Chirinos to take a 10-minute break for the reading of the Derek Chauvin verdict. The 10-minute break was unanimously approved.

Charlotte Future 2040 Comprehensive Plan Process Update and Next Steps

Alysia Osborne presented a brief update on the 2040 Comprehensive Plan process. She thanked Commissioners for their leadership and gave an overview of where we are in the process. Her presentation revolved around the where and how as it relates to the direction given by Council and what the language will look like in the Comprehensive Plan. She talked

about three of the five key topics discussed at two of the Town Halls and Council Committee meetings, i.e., Single-Family Zoning, Anti Displacement, and the Community Benefits Agreement. She also presented key revisions suggested by Council. After her presentation Ms. Osborne asked if commissioners had any questions.

Where We Are in the Process

- #2 April – Review Comments with Planning Commissioners
- #3 Council Committee Work Session on Key Plan Topics
- #4 May – 2nd Draft of Plan released for public review in response to comments received
- #5 June Council considers final plan for adoption

Commissioner Chirinos asked about the relationship between the Planning Commission and City Council. She asked when the Commission will meet with City Council. Vice Chairperson Gussman explained that typically recommendations from the Planning Commission are funneled through staff to City Council. Assistant City Manager Taiwo Jaiyeoba added that there is nothing stopping Commissioners from participating in townhalls. Vice Chairperson Gussman commented that they would talk off-line to brainstorm how to address Commissioner Chirinos concerns.

Commissioner Fryday asked about the Growth Scenarios and why they no longer included in the Comprehensive Plan. Ms. Osborne explained the Growth Scenarios are included in either the Community Engagement Summary document or the Equity Atlas. The Growth Strategy is important to help develop Place Type Mapping. She further detailed the importance of the Growth Scenarios. The Growth Scenarios were intentionally left out the Comprehensive Plan because they will be updated along with the Fiscal Impact Analysis with Place Type Mapping. Commissioner Fryday also asked what Council will adopt. His concern is for the implementation portion of the plan. Ms. Osborne responded that their recommendation would consist of three volumes; the policy plan document, the implementation strategy volume 2 and the appendix volume 3. She further explained that the strategy is to complete an evaluation every five years and a full update every 10 years. There is flexibility in not adopting the implementation portion of the plan which will allow for changes throughout the process. Ms. Osborne acknowledged that the Growth Scenarios will be used and are not going away.

Chairperson Spencer thank Ms. Osborne for her all her hard work. Ms. Osborne acknowledged her team members and remarked that she could not do it without the help of her team. She remarked that she appreciates the Chairperson's leadership and support throughout the process.

Vice Chairperson Gussman asked if the committee could set a date for a special meeting either for the first or second week in May. The Chairperson agreed. Chairperson Spencer acknowledged Commissioner Chirinos concerns about the communications and relationship with City Council. the voices including the Planning Commission should contribute to a thoughtful discussion.

Next Steps

- Schedule a special meeting with the Planning Commission before the release of the draft on May 17, 2021.
- Townhalls with Council members and their constituents are scheduled on Thursdays at 5:30 pm. Commissioners are encouraged to attend these meetings to hear what the citizens are saying.

Adjournment

The meeting adjourned at 6:18 p.m.