

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

June 21, 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, Ronnie Harvey, Elizabeth McMillan, and Wil Russell

**Planning Committee Members Absent:** Commissioner, Peter Kelly

**Planning Commission:** Chairperson, Keba Samuel

**Planning Staff Present:** Kathy Cornett, Zenia Duhaney, Gretchen Flores, Alberto Gonzalez, Alan Goodwin, Laura Harmon, Kevin May, Alysia Osborne, Tim Porter, Candice Rorie and Mariah Wozniak

**Other Staff Present:** Caroline Sawyer, Asset & Facility Management, Warren Wooten, Housing & Neighborhood Services, and Karen Weatherly, Assistant City Attorney

**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 Gaston to approve the May 17, 2022, minutes. The minutes were unanimously approved. 6-0*

**Mandatory Referrals**

The Chairperson asked if commissioners had any questions relating to the mandatory referrals. The Chair asked for more information about M.R. #22-20. Alberto Gonzalez explained that this mandatory referral includes a land transfer of the common area located between Lasalle Street and Catherine Simmons Avenue. Warren Wooten further explained that this mandatory referral is a corrective action to a project submitted in 2019. While conducting due diligence it was determined that the common area which includes the parking lot, the mail facility, and the storm water facility is still titled to the non-profit that originally developed the property. We are working to get the property into the hands of the non-profit homeowner’s association which will be the caretakers going forward. The Chairperson noted that he just wanted to confirm no additional units will be added because of this action. Mr. Wooten replied no planned additions are included.

Vice Chairperson Barbee informed the committee of a conflict of interest relating to M.R.#22-20. She is employed by DreamKey Partners therefore recused herself from voting on M.R. #22-20. Chairperson Gussman confirmed that Vice Chairperson Barbee would abstain from voting on M.R.#22-20 due to the conflict of interest. Hearing no additional comments, the Chairperson entertained a motion to approve the mandatory referrals.

- **M.R. #22-18** | Mecklenburg County Park & Recreation proposes to accept the donation of 1.304 acres (PID #157-016-33), located in Charlotte, along Briar Creek and just north of Randolph Road, for greenway purposes.
- **M.R. #22-19** | Mecklenburg County Park & Recreation proposes to accept the donation of 8.25 acres (a portion of PID #047-391-42, located in Charlotte, along Doby Creek. The property is south of W WT Harris Blvd, west of

I-85, and east of IBM Drive; is in the floodplain land and is being donated for greenway purposes.

- **M.R. #22-20** | The City of Charlotte proposes to transfer its interest in a common area property located at 2012 LaSalle Street (PID #075-037-41) for the construction of affordable housing townhome units with deed restrictions to ensure long-term affordability.
- **M.R. #22-21** | Mecklenburg County Park and Recreation would like to acquire ~0.74 acres (PID 027-105-90) located on Suttonview Drive, adjacent to Clarks Creek and contiguous to County-owned property, for the construction of the future Clarks Creek Greenway.
- **M.R. #22-22** | Mecklenburg County Park and Recreation proposes to accept the donation of ~ 7.98 acres (PID #231-231-75) within the Castleford subdivision between Ardrey Kell Road and Six
- **M.R. #22-23** | LUESA Storm Water Services, with financial support from Mecklenburg County Park & Recreation, proposes to acquire ~.78 acres at 3110 Cullman Avenue (PID 08303113) for flood mitigation purposes.

*A motion was made by Commissioner Harvey and seconded by Vice Chairperson Barbee stating that the Planning Committee reviewed M.R. #22-18, M.R. #22-19, M.R. #22-21, M.R. #22-22, and M.R. #22-23, on June 21, 2022, and has no additional comments for the submitting agencies. The motion was unanimously approved. 6-0*

Chairperson Gussman entertained a motion to approved M.R. #22-20 with one commissioner abstaining.

*A motion was made by Commissioner Gaston and seconded by Commissioner Harvey stating that the Planning Committee reviewed M.R. #22-20, on June 21, 2022, and has no additional comments for the submitting agencies. The motion was unanimously approved. 5-0*

### **Charlotte Unified Development Ordinance (UDO) Update**

Laura Harmon, UDO Project Manager, provided an update on the 2<sup>nd</sup> Draft UDO released on June 3. Ms. Harmon stated that the committee won't only be asked to make a recommendation on the UDO, but also an update to the Tree Ordinance. Critical dates include the following:

- June 3 – 2<sup>nd</sup> Draft Release
- July 11 – Public Hearing
- July 19 – Planning Committee Recommendation
- August 22 – Vote by City Council

The team will continue to provide public engagement opportunities June 3 – June 30, have a public comment period while also responding to feedback and summarizing comments for both City Council and Planning Commission/Committee. Chairperson Gussman emphasized that committee members could help facilitate citizen questions by directing them to the UDO team.

Tim Porter, Chief Urban Forester gave an update regarding Tree Protection regulations. He outlined the rationale behind asking for a recommendation and the timing for the proposed amendments to the UDO and the present Tree Ordinance. Chairperson Gussman commented that the biggest change appears to be the non-land development element. After additional discussion, Chairperson Samuel stated that she is looking forward to a unanimous committee recommendation of the UDO on July 19 to council. She asked commissioners to inform the body about any issues and concerns.

Chairperson Gussman announced the completion of Commissioner McMillan's six years of service on the commission. Along with the Chairperson, commissioners thanked Commissioner McMillan for her years of service.

**Adjourn** – The meeting adjourned at 6:00 pm