

# Charlotte-Mecklenburg Planning Commission

## Planning Committee Virtual Meeting - Zoom

### DRAFT Minutes

March 23, 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, Courtney Rhodes, and Cozzie Watkins

**Zoning Committee Members Present:** Vice Chairperson Planning Commission and Chairperson of Zoning Committee Keba Samuel, Vice Chairperson Douglas Welton; and Commissioners Erin Barbee, Peter Kelly, and Victoria Nwasike

**Zoning Committee Members Absent:** Commissioners Andrew Blumenthal and Elizabeth McMillan

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

**Other Staff Present:** Caroline Sawyer, Asset and Facility Management

#### Welcome and Introductions

Chairperson Spencer 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 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 Ham to approve the February 16, 2021 minutes. The minutes were unanimously approved.*

#### Mandatory Referrals

**M.R. #21-07** | Park and Recreation would like to acquire Tax Parcel # 159-011-01, located at 2819 Monroe Road in Charlotte for the Briar Creek Greenway, which is included in Mecklenburg County's current 2019-2023 CIP.

**M.R. #21-08** | Mecklenburg County Park and Recreation would like to acquire Tax Parcel # 013-024-35, located in Huntersville.

Chairperson Spencer asked Commissioners if they would like to discuss any of the mandatory referrals. Hearing no direct response, the Chairperson entertained a motion to approve the mandatory referrals with no other comments.

*A motion was made by Vice Chairperson Gussman and seconded by Commissioner Watkins stating that the Planning Committee reviewed M.R. #21-07 and M.R. #21-08, on March 23, 2021 and has no additional comments for the submitting agency. The motion was unanimously approved.*

#### Charlotte Future 2040 Comprehensive Plan Update and Public Comment Review

Alysia Osborne thanked commissioners for the opportunity to provide a process update. She remarked on listening attentively to residents, business owners and concerned residents as they provided comments at the public comment meeting. Residents shared either support and/or their concerns with City Council. There were over 106 people signed up to speak however, a total of 75-80 people presented comments. Mayor Lyles shared the path forward for the draft 2040 Comprehensive Plan. Staff will continue receiving comments from the community and will listen to ensure we are not

missing opportunities for improvement or to address concerns that the community or elected officials may have. Ms. Osborne explained that commissioners and staff are reviewing comments and having dialog. She then outlined next steps.

### Next Steps

1. March 2021 – Council holds public forum to receive comments on the Comprehensive Plan
2. Review Comments with Planning Commission
3. Council Committee Work Session on Key Plan topics
4. 2<sup>nd</sup> Draft Plan released for public review in response to comments received
5. June 2021 – Council considers final plan for adoption

Mayor Lyles also shared five key areas in which to engage the Council committees over the next month including the participatory development process, community benefits agreement around the 10-minute neighborhood, neighborhood displacements, single-family zoning options and policy conflicts within the plan.

- Comments have been summarized by topics for the Commission and included in their packets.
- To date, there are a total of 500 comments.
- Staff will maintain a list of running changes.
- Staff has been asked to produce a second draft. This will be a mock version of what the community is already reviewing.
- Staff has been given a May deadline. Proposed adoption is scheduled for June 2021.
- The path to adoption in June starts with the Planning Commission. Then to the larger Council Committees and ultimately to a vote by City Council by Summer 2021.

Submitted comments have been summarized into 11 key topics from the public comment meeting for review by Planning Commissioners.

- |   |  |
|---|--|
| 1. <i>Single Family Neighborhood Diversity and Inclusion*</i> | 7. <i>Transportation and Mobility</i>    |
| 2. <i>Housing Affordability and Homeownership</i>             | 8. <i>Environment and Sustainability</i> |
| 3. <i>10-Minute Neighborhood</i>                              | 9. <i>Arts and Culture</i>               |
| 4. <i>Anti-Displacement and Community Benefits Agreement</i>  | 10. <i>Implementation</i>                |
| 5. <i>Economic Opportunity</i>                                | 11. <i>Other</i>                         |
| 6. <i>Equity and The Equity Growth Framework</i>              |  |

Ms. Osborne explained that the focus of the meeting is to review the comments and develop a strategy for responding. Some revisions will come from staff and Council. This is a high-level discussion with the committee about what we have heard, if we mutually agree and these accurately represent changes needed in terms of necessary revisions. Ms. Osborne asked the Chairperson if this was reasonable, and he responded that it was. Chairperson Spencer commented what he envisioned is putting together a list of comments endorsed by the Planning Commission and that any person who has taken the time to engage deserves a response. Any member of the Planning Committee may nominate a comment for consideration.

### Summary of Discussion

Commissioners respectfully asked several specific questions about the comments received at the public hearing. Ms. Osborne thoughtfully answered the commissioner's questions as she reviewed each of the 11 categorized sets of

comments. She clarified how the Commissioners could walk through all the comments by creating themes to enable the committee to decide what should be included as revisions to the Comprehensive Plan document. Planning Commissioners provided several proposed suggestions to include in the proposed revision of the draft Charlotte Future 2040 Plan.

- Commissioner Fryday asked staff to more clearly explain what they are doing because people are not getting it based on submitted comments.
- Commissioner Chirinos suggested grandfathering single-family housing and start to develop with our new framework in mind.
- Commissioner Kelly asked for a clarification of UR-2 zoning. Where do townhomes fit into single-family neighborhoods? Could we get clarity on what increased density does? For increased unit pricing, we need necessary clarification that this is distinct from affordability. These are different terms that need to be distinguished.
- Chairperson Samuel (Zoning Committee) asked if it is possible to add context as to why some of the items included in the plan were added.
- Commissioner Chirinos asked if there is a way that we can connect what we are talking about with policy, economic opportunity, and community benefits to the dollars that are coming in as appropriations.
- Vice Chairperson Welton (Zoning Committee) asked about economic opportunity - he would like to see stronger language on how we might engage technology in terms of having innovation clusters developed in our City.
- Commissioner Fryday remarked that there were several comments about the plan killing jobs instead of creating jobs and being cognizant of the descriptions to make them stronger.
- Commissioner Rhodes asked if individual incentives for families from a tax perspective or utilizing the transit services to make 10-minute neighborhoods more attractive, could be added or considered. Are there any discussions for incentivizing families to live in those communities in any form?
- Commissioner Watkins asked about minority businesses and suggested ensuring the opportunity exists, as well as training on how to utilize the system.
- Vice Chairperson Welton (Zoning Committee) asked about timelines. He would like to see a stronger connection between goals and a timeframe.
- Commissioner Chirinos asked if in the Equity and Growth Framework/Transportation and Mobility goal if there is a place or opportunity to engage the office of Mobility, Equity and Immigrant Integration?
- Commissioner Kelly commented there is a high correlation between when a neighborhood suffers from forced displacement and public investment. Suggested trying to find a way that this could be clearer in the document so preventative measures can be taken.
- Vice Chairperson Welton wants to confirm adding the notion of having a risk assessment or some type of forward thinking about intended consequences.

Ms. Osborne communicated that the valuable feedback received may not necessarily apply to the Comprehensive Plan, but staff will proactively work on recommendations and make possible revisions and bring those back to the Planning Commission for review and approval.

#### **Rules for Consideration of Comments on the Comprehensive Plan.**

Chairperson Spencer shared the proposed rules for consideration of comments on the Comprehensive Plan. He explained that the committee has the right to amend any rule with a two-thirds vote. A two-thirds vote is 5 votes and a simple majority vote is 4 votes. The Chairperson proposed adoption of the rules, with an amendment to delete “rendering amendment” as it is redundant.

*A motion was made by Vice Chairperson Gussman and seconded by Commissioner Chirinos to approve the Rules for Consideration of Comments on the Comprehensive Plan on March 23, 2021. The motion passed with 6 votes in favor and 1 vote abstained.*

Chairperson Spencer commented that the first order of business is to make a motion for the Planning Committee to submit an endorsed list of comments to Council, staff and the full Planning Commission.

*A motion was made by Vice Chairperson Gussman and seconded by Commission Rhodes to approve the Planning Committee submission of an endorse list of comments to Council, Staff and the Full Planning Commission. The motion was unanimously approved. 7-0*

The Chairperson explained the floor is open for anyone to make a motion to endorse a comment or a group of submitted comments. The main motion and final action are voting on a recommendation. Any member of the Planning Committee can make a motion to endorse a comment or a group of comments to add to the list of endorsed comments. This is considered an amendment to the main motion. A motion and a seconded is required and begins debate on the motion. The Chairperson clarified having a list of the Planning Commission's comments minus comments needing edits to grammar, and spelling have been received.

Commissioners discussed, at length, how to properly review the 500 submitted comments. Specific feedback included in the general discussion was the need for a reasonable period to effectively review, a statement that half the comments submitted are already in the plan, that several submitted remarks are adamantly opposing to each other, and that Planning staff have already presented the identified comments with legitimate concerns. Commissioners also discussed upzoning and its affects on affordable housing. Commissioner Fryday believes a discussion is needed on how the market affects upzoning.

The Chairperson asked Taiwo Jaiyeoba and Alysia Osborne for a specific timeline. If we don't review the submitted comments, can we produce the 2<sup>nd</sup> draft of the plan. Ms. Osborne responded that she committed to bringing those proposed revisions back to the Planning Committee prior to the production of a revised plan.

Vice Chairperson Welton (Zoning Committee) suggested scheduling a special meeting to discuss the 500 submitted comments. Vice Chairperson Gussman agreed that a special meeting is necessary and proposed sending comments in advance. Vice Chairperson Gussman also asked for a vote bringing the motion on the table.

*A motion was made by Chairperson Spencer and seconded by Vice Chairperson Gussman to approve the comment which is generally in favor of upzoning March 23, 2021. The motion was unanimously approved. 7-0.*

*A motion was made by Vice Chairperson Gussman and seconded by Commissioner Watkins to approve the review by Commissioners of the slide deck of 11 points, the direction and changes presented by Alysia Osborne on March 23, 2021. The motion was unanimously approved. 7-0*

*A motion was made by Vice Chairperson Gussman and seconded by Chairperson Spencer to approve a special session of the commission to allow us to address comments that have been pre-submitted, motion ready, thought through, to be able to run through the list of comments any commissioner has made and resolve. We will add them to our list of comments to Council. A special meeting date is to be determined. The motion was unanimously approved. 7-0*

The Chairperson suggested voting by a straw vote. Commissioners will solicit comments they would like considered by March 31, 2021. Chairperson Spencer will create a google form for commissioners to make their selections. After much discussion, the decision was made to have a consent agenda. Comments will be pulled from the consent agenda for discussion. Comments will be available by the next Planning Commission meeting on April 5, 2021.

The Chairperson asked for a vote to close out the meeting on the main motion. Additional discussion followed regarding the special meeting consent agenda followed by a clarification from staff.

**Adjourn:** The meeting adjourned at 7:48 p.m.