

Planning Committee Virtual Meeting - Zoom

DRAFT Minutes

May 11, 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 Courtney Rhodes

Other Planning Commission Members Present: Commissioners: Vice Chairperson Keba Samuel, Andrew Blumenthal, and Douglas Welton

Planning Committee Members Absent: Commissioner, Cozzie Watkins

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

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.

Charlotte Future 2040 Comprehensive Plan Update

Taiwo Jaiyeoba, Planning Director made several points to include:

- The Plan is one piece of the process that started in 2018. Our consultant, MIG, has experience in Denver, San Antonio and similar places where they have done this type of work
- Have had one change during process due to retirement of the Project Manager. Gained a new Project Manager Alysia Osborne
- The scope appearing seemingly different is intentional. Need to make ensure the engagement does not stop due to Council adoption of policies. Hence, the reason for separating the place type process from the policy and adoption.
- Completed the Fiscal Analysis to include four scenarios; Business as Usual Scenario, Connected Corridors, the Neighborhoods Nodes and Strong centers.
- We are going to grow in different geographies. These are the places where growth is happening and potentially these are places where growth will be happening in the future. So, what you see today in terms of the place types reflects those growth scenarios.
- The Plan is just one piece of the process and will be coupled with the UDO for implementation.
- There are a series of changes council would like to see made. Of the 53 comments identified, possibly 20 of those items will move forward to next Monday's straw vote. I truly believe that a key part of that change will be to policy 2.1. I do not believe it should be removed. However, perhaps modified as you may.
- If we remove the 2.1 policy, it is just business as usual. This will not solve the problem. People are saying this is not going to solve the affordability problem. However, in fact we are not solving the affordability problem today so why not try something new. I believe we need affordability, we need density, we need diversity, and we need housing supply.

In 1983, one of my predecessors Martin Cramton started this conversation with council then and prompted it into the future. Therefore, this is the future and we are still having that conversation forty years later. I am hopeful that we don't

point it in the direction of the future Planning Director, but get the work done now. In this way our city can continue to be a vibrant city.

Kathy Cornett presented the responses to the comments and changes recommended by Planning Committee members. After Ms. Cornett's presentation Chairperson Spencer clarified that some of the more contentious items were not addressed because they are awaiting council's decision. Ms. Osborne commented that staff is responding to at least nineteen of the comments from the previous night so that Council could conduct a straw vote on Monday. These comments will be revisions addressed in the second draft. Taiwo Jaiyeoba also remarked that many of the comments made were comments seeking information and staff will respond accordingly. He reiterated that nineteen or twenty of the comments will receive a straw vote to either be kept in the plan or removed.

Commissioner Chirinos talked about her appreciation for the revisions and how they capture the essence of the changes requested by the Planning Commission and Planning Committee. She thanked Ms. Osborne for being careful, intentional and thoughtful and for engaging our newcomers and immigrants.

Vice Chairperson Gussman asked if the committee could look at the edits for section 2.1 of the plan. He remarked that he wants to ensure commissioners could all speak clearly as it relates to the changes.

Vice Chairperson Gussman mentioned as we are talking directly about what happened yesterday and what and how it is impacting this body. There was talk about adding anti displacement as a part of our role. The hesitation with that is that the Planning Commission was specifically created with an Inter-Local Agreement between Mecklenburg County and the City of Charlotte.

Chairperson Spencer acknowledged that it has been great working with the Vice Chairperson on the Commission and Executive Committee. The Vice Chairperson thanked everyone and said the plan where it sits today is the plan we need. If we are going to start pulling it apart at this point, we have a long way to go as a City and as a community. Our built environment is here to support the people that we have.

Chairperson Spencer noted that as a part of the process we still have another round of drafts.. Vice Chairperson Gussman stated that he would like a motion to let as many people know about our consensus about the Charlotte Future 2040 Plan as possible within the framework that we are allowed.

The Chairperson asked if the Vice Chairperson is asking for the Planning Committee to have the Charlotte Mecklenburg Planning Commission endorse the Charlotte Future 2040 Comprehensive Plan with the suggested changes. The Vice-Chairperson responded yes.

A motion was made by Vice Chairperson Gussman and seconded by Commissioner Fryday to endorse the suggested changes to the Charlotte Future 2040 Comprehensive Plan. The motion was unanimously approved. (5-0)

Chairperson Spencer voiced that going forward the Planning Committee can publicly say in their conversations and as they talk to people that the Planning Commission and the Planning Committee of the Charlotte Mecklenburg Planning Commission believes in this document is the right document and the right time for the Queen City.

The Chairperson asked if there is anything else for the good of the order or from staff. Mr. Jaiyeoba thanked the Chairperson for his leadership and for also voting to advance the Comprehensive Plan.

The Chairperson thanked everyone and noted that what has been seen from the edits that evening was that it was not just members from the City Council, Planning Commission or Planning Committee, or staff – a lot of people contributed to this document. The community has had a chance to get their voices into this and it's an important message for not just the commission, but for the staff to hear that we have brought in additional community input. We have brought yet another round of community input into this process. As we talk to people about it, this is not the final draft they will still have a chance for input. You have had ample time to have your voice heard, you still have ample time to have your voice heard. There is no excuse to not be involved in the process. You still have time to be involved in the process. Please join us. Charlotte is going to be better if you join us and you are a part of this process when you let your voice be heard. The Chairperson then called for the adjournment of the meeting.

Adjournment

The meeting adjourned at 6:06 p.m.