CHARLOTTE MECKLENBURG PLANNING COMMISSION

April 4, 2022
Work Session

A City-County Agency providing public planning services to the City of Charlotte and the unincorporated areas of Mecklenburg County

CHARLOTTE-MECKLENBURG PLANNING COMMISSION

Work Session Agenda
April 4, 2022, 12-2pm
Hybrid Meeting

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1. **Call to Order & Introductions** (12:00 – 12:05pm)
   - Virtual meeting protocols

2. **Minutes and Reports** (12:05 – 12:10pm)
   - Approve March 14th Work Session Minutes – *Attachment 1*
     - Discussion on Information in Review Packet
     - Executive Committee Minutes (February 21st) – *Attachment 2*
     - Zoning Committee Agenda Results (March 8th) – *Attachment 3*
     - Planning Committee Minutes (February 15th) – *Attachment 4*
     - Charlotte Regional Transportation Planning Organization (March 23rd) – *Attachment 5*
     - Historic District Commission Meeting Results (March 9th) – *Attachment 6*
     - Upcoming Meeting Dates – *Attachment 7*

3. **New Business** (12:10 – 2:00pm)
   - Nominating Committee, *Keba Samuel, Chair* (20 minutes)
   - TOD Study Wrap Up and Next Steps, *Monica Holmes, Design and Preservation Division Manager and John Howard, CATS Transportation Planner* (30 minutes)
   - Unified Development Ordinance (UDO) Update, *Laura Harmon, Entitlement Services Division Manager* (45 minutes)

4. **Future Work Session Agenda Topics**

	Agenda Topic	Meeting Date
Planning Commission	• UDO Update	May 2
Planning Committee	• April Mandatory Referrals	April 19

Charlotte-Mecklenburg Planning Commission

Attachment 1

Work Session Summary Minutes
March 14, 2022
Hybrid Meeting

Attendance

Commissioners Present: Keba Samuel (Chairperson), Phillip Gussman (Vice Chairperson), Douglas Welton, Sam Spencer, Elizabeth McMillan, Erin Barbee, Peter Kelly, Andrew Blumenthal, Astrid Chirinos, Courtney Rhodes, Ronnie Harvey, Melissa Gaston, and Wil Russell

Commissioner Absent: John Ham

Planning Staff Present: Alyson Craig *(Interim Planning Director),* Candice Rorie, Shavon Davis, Alysia Osborne, Kathy Cornett, Augustin Rodriguez, Bob Cook, Judy Dellert-O'Keef, and Kendall Clanton

Call to Order & Introductions

The Chairperson called the meeting to order at 12:02 pm, welcomed those present and went over the protocols of the hybrid meeting.

Minutes and Reports

Approval February 7 Work Session Minutes

A motion was made by Commissioner Barbee and seconded by Commissioner Welton to approve the February 7, 2022 minutes. The vote was unanimous to approve the minutes.

New Business

Charlotte Mecklenburg Schools (CMS) Q&A session

Mr. Dennis LaCaria shared a slide presentation and provided an update on the 2022 Capital Needs Assessment and the path to the 2023 Capital Investment Plan.

Commissioner Kelly commented one of the key variables is they've planned for growth and this is the project going in; so really the delta isn't against existing, it's against forecasting. He asked were they showing those numbers against forecasted numbers or against existing numbers. Mr. LaCaria replied today they are showing it against existing and explained the pandemic has blown up their ability to forecast right now. He went on to say a part of the challenge right now is putting a projected number out and people will take shots at it, so they've tried to stand on the scenario today rather than get into philosophical disagreements such as over-projecting.

Commissioner Kelly advised this is a challenge in the zonings and questioned how does this change what they were expecting and therefore what they would have already in their capital plan. Mr. LaCaria responded by saying they could talk about what is actually funded because otherwise it's a fairytale until the County Commission agrees to put it on referendum; but where they do have funded projects, he thinks that is an important consideration.

Commissioner Welton asked is there a possibility they could simply get rid of the numbers. He thinks that would be more useful than deciding whether they are against projected or forecasted because people are reacting to the target and once a measure becomes a target it is no longer a good measure.

Commissioner Spencer disagreed somewhat with Commissioner Welton's assessment noting someone could misinterpret a statistic or use it for their own purposes. He explained this is helpful for major developments; knowing what the impact on schools are going to be with a major project. Lastly, he thinks the Commission will continue to run into adequate public facilities issues and the communication between CMS and the Planning Commission is very important.

Chairperson Samuel thanked Mr. LaCaria for his time and encouraged the Commissioners to reach out to Mr. LaCaria if they have any follow up questions.

Beyond 77 Project Update
Mr. Bob Cook, Division Manager of the CRTPO introduced Mr. Augustin Rodriguez who shared a slide presentation and shared an update of the Beyond 77 Corridor Study.

Commissioner Chirinos asked what was the methodology used in the survey and how did they engage the essential workers. Mr. Rodriguez replied they had a marketing - public engagement plan in December 2019 and was able to hold 3 in person events before Covid 19. Through the plan they continued radio advertisements, Telemundo in Spanish, news, podcasts, and social media where they were able to target specific groups.

Commissioner Chirinos commented that childcare is a huge challenge for a lot of the single mother riders. She asked how could they create complimentary services and not just the transportation part but how can they facilitate sustainability for the rider in their needs. Mr. Rodriguez confirmed that it was included in the study and went on to say one of the 6 key fillers of the study was to also look at the correlation between transportation and land use planning. In the list of accommodations, you will find a category for policies where you can filter for specific items such as land use.

Commissioner Kelly asked for examples of the 15 projects that are current so that people can get an idea of what this project really means; what benefits are they providing to the community. Mr. Rodriguez referred to the Beyond 77 Recommendations slide and explained a lot of the 15 projects that they have in the pipeline right now are to set up the stage so they can then start working on some of the technologies and projects later on in the list of 286 items. He later referred to the Strategic Users Implementation Tool slide which list short term and intermediate policies that needs to be created and discussed before they can implement it and assign funds, then it becomes a construction project.

Charlotte Future Implementation Update: 2040 Policy Map Update/ Charlotte Future Implementation Update: 2040 Policy Map Next Steps and Community Planning Approach

Interim Director Craig introduced the speakers for the Charlotte Future Implementation Update. She advised the update will be given in two sections; Ms. Alysia Osborne will share a slide presentation and provided a brief update on engagements and what changes are being made in advance of the council vote and Ms. Kathy Cornett will share a slide presentation and talk about what happens after the plan is adopted because the work will continue to get more granular in

terms of the different place types and the map and the needs of the various communities through the community aerial planning process.

Commissioner Kelly commented one of the challenges because of Covid has been getting out into the community in person and there is some concern still brewing around particularly from the Charlotte Community Benefits Coalition that there has not been adequate communication and engagement with folks in the crescent. They believe that lack of communication is going to put that section of the city at a disadvantage going forward. He would like to know how would they respond to that. Ms. Osborne replied they did receive an email from the Community Benefits Coalition and they've been meeting with members of the coalition since that time. She thinks they are at a better place than they were in understanding that this is a very large initiative in terms of the map and the level of granularity and specificity that the neighborhoods would appreciate more happens at the community aerial planning process. They also have meetings scheduled to meet with people in the crescent to help them connect with the community in the future.

Commissioner Russell referred to the Recommended Final Draft Policy Map Place Types Percentages slide and asked is it wise to have a policy that says they are going to protect 56% of their land from any type of development other than single family housing, which is what N1 is. Ms. Osborne replied a lot of the growth comes from increasing housing diversity within the neighborhood 1 designation, so it's not just your traditional single family; there is an opportunity to provide more housing types and more places, so there is a difference in how they traditionally defined the single family housing in a neighborhood to what the N1 designation allows. She informed him that there's more housing diversity, more housing units, and more locations so it's bit different, and it provides more opportunity. Lastly, she explained that a lot of the residential growth is intended to occur within their activity centers, so it's a mixture of uses. They needed to make sure that they preserve the neighborhoods and then strategically allow for more housing growth and other place types as well.

Vice Chairperson Gussman thanked staff for the continued work they've done over the last few weeks and found it very helpful and encouraging going forward. He said the Planning Committee is looking forward to digging into this on tomorrow night.

Commissioner Russell addressed Ms. Cornett asking through this new run of community aerial plans, are they also going to include the changes to zoning or some zoning powers in that process. Ms. Cornett responded by saying because it's very timely as to where they are with the zoning alignment that will be happening, it makes sense for them to pair those two elements, so she thinks them having new, more modernized tools will help.

Commissioner Kelly referenced the Next Steps slide and thinks it's really important that people understand the step of the process that will occur after the UDO adoption because that's when the actual rezonings matter; it should be visible and understood by the community. Ms. Cornett expressed the zoning mapping will have its own methodology and public engagement similar to what the policy map has done.

Interim Director Craig shared the first step on the zoning piece of it will be that the zoning districts of today will translate directly to the zoning districts of the UDO upon the effective date, not the

adoption date. The conditional zonings will not translate and that is something they will tackle at a later time. Lastly, she advised that the policy map team and the UDO team will be working hand and hand on the other alignment rezonings.

Chairperson Samuel inquired as to what order might they start tackling community aerial plans. Ms. Cornett replied they do have prioritization criteria they will be using to help determine who goes first because they do not have the capacity or resources to do all at once. Interim Director Craig added they are requesting additional consulting dollars as well as staff resources to help with this process in this upcoming budget.

Chairperson Samuel reserved her next question for an offline response. She will send an additional email to Ms. Osborne and/or Ms. Cornett because recently she's heard in presentations to council, there may be opportunity or reason for them to revisit or make changes to the policy map annually or midyear, so she just wants to get additional detail on that before Planning Committee's recommendation tomorrow. l

Other Business

Chairperson Samuel let the Commission know if they have any feedback for the Planning Committee to consider prior to their recommendation on tomorrow, please get it to the Planning Committee's chair and vice chair today in order for timely review and consideration. As a reminder, March 18th will be the last date to submit comments for the UDO. She formally announced they have established an official sub-committee for their 2021-2022 Environmental and Sustainability piece of the work program and encouraged the commission to make that a standard subcommittee for the Planning Commission. Next month, she will appoint a nominating committee and asked if anyone is interested in participating on that committee, please send her and the executive board their note of interest no later than the 27th of March.

Vice Chairperson Gussman again encouraged the Commission to get in any comments they may want the Planning Committee to see regarding the policy map saying they could certainly benefit from the words and advice of their fellow commissioners.

Adjournment

The meeting adjourned at 2:04 pm.

Attachment 7

Planning Commission

April 1, 2022 – May 31, 2022

April 2022

Mon April 4
12:00pm – 2:00pm Planning Commission Work Session – Virtual *OR* Charlotte-Mecklenburg Government Center, 600 East Fourth Street Conference Room 267 (Shavon Davis)

Tue April 5
5:30pm - 7:30pm Zoning Committee Work Session - Virtual (Planning)

Mon April 18

4:00pm – 4:30pm Planning Commission Executive Committee Meeting - Virtual (Shavon Davis)

Tue April 19
5:00pm - 7:00pm Planning Committee Meeting – Virtual (Planning)

May 2022

Mon May 2
12:00pm – 2:00pm Planning Commission Work Session – Virtual *OR* Charlotte-Mecklenburg Government Center, 600 East Fourth Street Conference Room 267 (Shavon Davis)

Tue May 3
5:30pm - 7:30pm Zoning Committee Work Session - Virtual (Planning)

Mon May 16
4:00pm – 4:30pm Planning Commission Executive Committee Meeting - Virtual (Shavon Davis)

Tue May 17
5:00pm - 7:00pm Planning Committee Meeting – Virtual (Planning)

Tue May 31
5:30pm - 7:30pm Zoning Committee Work Session - Virtual (Planning)