



**Transportation Planning and Development
Council Committee Meeting Summary**

**Monday, February 3, 2025
CH-14 at 10:00 am**

COMMITTEE AGENDA TOPICS

- Agenda Overview
- I. Strategic Energy Action Plan (SEAP) Update
 - II. Unified Development Ordinance (UDO) Text Amendment Update

COMMITTEE INFORMATION

Committee Members Present: Ed Driggs (Chair), Malcolm Graham, Victoria Watlington and Marjorie Molina, Renee' Johnson was absent. Additional Council members, MPT Anderson.

Staff Resources:

Liz Babson, City Managers Office
Sarah Hazel, Office of Sustainability and Resilience
Robyn Byers, Office of Sustainability and Resilience
Julien Jay – Ernst and Young
Monica Holmes, Planning Design and Development
Dave Pettine, Planning Design and Development

DISCUSSION HIGHLIGHTS

Strategic Energy Action Plan (SEAP) Update

Sarah Hazel, Office of Sustainability and Resilience, introduced the presentation and gave an overview of the highlights being presented.

This plan is being built on the success of the past 5 years and the work that Council and Staff have done to set the City apart as a leader in this space. The American Council for Energy Efficient Economy (ACEEE) scored the city in the top 25 cities on the Clean Energy Scorecard in 2024 . The City's fleet was named 6th Greenest Fleet, and the City was awarded a Local Government Impact Award by Research Triangle Cleantech Cluster.

Climate risk assessment review

Dr. Robyn Byers, discussed the impact the Climate Risk Assessment and the impact it has on health, costs and quality of life for Charlotte residents, the city infrastructure and economic growth and stability.

Climate risk assessment

- WHY: The planet is on track to hit at least 2 degrees C (3.6 F) of warming around 2050, leading to Climate uncertainty and is why we track GHG (Green House Gas) emissions.
- IMPACT: Impacts on the Climate also impacts the overall GHG emissions.
- FINANCIAL IMPACT: A global shift toward preparing for climate risks, ensures access to emerging job sectors and allows Charlotte to remain competitive in the job market.
- CONNECTION: Mitigation efforts support additional communitywide action areas, ex. Tree Canopy Action Plan, Strategic Mobility Plan and the Charlotte Future 2040 Plan.
- COMMUNITY: Climate risks have effects on health costs and quality of life for Charlotte residents, infrastructure and economic growth and stability.

Julien Joy, and Dr. Roby Byers talked in depth about the climate risk assessment. In conducting the assessment leading guidance from the CDP (Carbon Disclosure Project) was followed.

- Identify potential climate risks
- Choose the most relevant risks
- Analyze future scenarios
- Put results in context
- Get Feedback from residents

Greenhouse Gas Emissions Inventory Update

- Climate uncertainty has led to tracking GHG emissions.
- Measuring Charlotte's GHG allow us to focus on strategies and actions in the sectors with the greatest impact on our communities.
- Cities with strong sustainability practices benefit from increased competitiveness in emerging clean energy markets and with companies that prioritize sustainability.

Greenhouse Gas Emissions Inventory

Emissions examined

- Stationary Emissions (natural gas and electricity in buildings)
- Transportation (road, rail and aviation)
- Waste (municipal solid waste and wastewater)

Key Points

- The updated GHG Emissions Inventory has Charlotte on a trajectory to meet the city's current 2050 goal.
- Per Capita GHG Emissions were reduced by 30% from 2019 to 2023. Due in part to improved methodologies across multiple sectors and focus on using more accurate, complete and local data.
- Other reasons for the decrease include a cleaner electric grid, energy efficiency initiatives, like Power Down the Crown, more EV and hybrid vehicles and more efficient vehicles over all.

Revised Aspirational Goals

Communitywide Goal in 2018: The City of Charlotte will strive to become a low carbon city by 2050.

Revised aspirational goal: Charlotte will reduce community-wide GHG emissions 72% (to 3.56 mt CO₂e) by 2035 and reach net-zero by 2050.

Charlotte's proposed community-wide renewable energy goal

NEW Aspirational Goal: 600 MW of distributed renewable energy will be installed in Charlotte by 2035.

Municipal Goal in 2018: The city of Charlotte will strive to source 100% of its energy use in its buildings and fleet from zero carbon sources by 2030.

Charlotte's proposed municipal facilities goal

Revised Aspirational Goal: The city will source 100% of its electricity use in municipal buildings from zero carbon sources by 2030 and reach net zero emissions in municipal buildings by 2050.

Charlotte's proposed municipal fleet goal

Revised Aspirational Goal: The city will reach net zero emissions in its light-duty fleet by 2035 and in its entire fleet by 2050.

Next Steps

March 2025 – share updated focus areas, review strategies and actions and highlight connections to priorities like climate justice.

April 2025 – review SEAP+ with Council along with final review and adoption

Unified Development Ordinance (UDO) Text Amendment Update

Monica Holmes, Planning Design and Development, introduced the presentation with an overview of today's presentation by Dave Pettine, Planning Design and Development. Presentation will include Senate Bill 382 refresher, an updated amendment approach and schedule, next steps and future text amendments.

Senate Bill 382 Overview: (effective 12/11/24 and retroactive 180 days)

No local government initiated down-zoning without consent of affected property owner including; (downsizing means an area that affects an area of land in one of the following ways:

- Decreasing development density
- Reducing the permitted uses
- Creating any nonconformity, not in a residential zoning district

Impacts on upcoming initiatives from Senate Bill 382

- Neighborhood character and residential infill overlays have been put on hold.
- Adding allowed uses (townhouses, stacked quads) in certain UDO districts have been delayed for additional evaluation, refining triplexes are on hold.
- Alignment Rezoning for additional evaluation are on hold.

Updated Text Amendment and Schedule

In light of Senate Bill 382 adjustments have been made to the text amendment approach and schedule:

- Review/revise pending UDO text amendment (RZ #2024-121) to assure compliance with state law and request a council decision in February.

- Review text amendments approved in the last 6 months for potential conflicts with SB382 and provide guidance to plan reviewers to ensure ongoing compliance.
 - RZ #2024-033 (UDO Clean up #3)
 - RZ #2024-067 (Compact residential Development)

File a UDO text amendment in Spring. Staff has identified a need for additional adjustments including:

- Standards for sites with multiple frontages
- Additional uses in research campus developments

File a UDO residential refinement text amendment in Spring to include:

- Faith-based housing
- Office conversions to residential
- Accessory dwelling units (ADU's)

UDO Advisory Committee (UAC) January Meeting Update

- Faith-based housing
 - General consensus is this is a good idea.
 - City should seek input and collaboration from partners of past successful projects.
 - Places of worship and educational facilities are good starting points but consider expanding (other non-profits) depending on lessons learned.
 - Have specific church-based developers available in conversations to provide insight to help non-experts provide more informed advice.
- Office Conversions to residential
 - Great idea to maintain the city through current market cycles.
 - Location is key: easier for urban towers.
 - Consider allowing residential as new use in "Office" districts rather than just on a conversion basis.
- Affordable housing incentives
 - RE: tree mitigation bank – 15% of site back for development does move the needle.
 - Tree mitigation, great start, but can be bundled with other initiatives to better move the needle?
 - Land set aside is attractive and the city has this for height, but maybe consider horizontal too (via dedication for affordable developers to build out).

Next Steps

- Staff finalizes adjustment/approach for pending and previously approved text amendments (RZ #2024-033, RZ #2024-067, RZ #2024-121)
- Staff completes drafting text amendments for Spring filing (additional adjustments and residential refinements)
- Community engagement for text amendments
- Continue to coordinate with UAC and other stakeholders on text amendments (next UAC meeting February 27)

What's Next for Text Amendments

- 2nd Quarter 2025 - Council decision on:

- General UDO text amendment filed in Spring
- UDO residential refinement text amendment filed in Spring
- 3rd Quarter 2025 – File semi-annual maintenance text amendment
- 4th Quarter 2025 – Council decision on semi-annual maintenance text amendment

Meeting adjourned at 11:13 a.m.