

**Committee Members Present:** Ed Driggs (Chair), Malcolm Graham, LaWana Mayfield, and Renee' Johnson. Additional Council members present, MPT James, Kimberly Owens, J.D. Mazuera Arias, and Joi Mayo.

**Committee Purpose:** Reviews and recommends policies designed to promote mobility, environmental stewardship and planned growth.

**Staff Resource:** Liz Babson, Deputy City Manager

### **Meeting Summary - January 5, 2026:**

At the January 5, 2026 meeting, the Committee discussed the following (meeting materials are available at [City of Charlotte - Meeting of Transportation, Planning and Development Council Committee on 1/5/2026 at 5:00 PM](#)):

#### **I. Metropolitan Public Transit Authority Interlocal Agreement**

Staff provided committee a preview of the interlocal agreement planned for a City Council vote at the January 12, 2026, Business Meeting. Key takeaways:

- The PAVE Act requires the MPTA to complete several tasks by July 2026, including:
  - Board governance policies
  - Financial and operational policies
  - HR and IT plans
  - Asset acquisition timeline
- The city will assign staff to support the logistics, organization and documentation of the MPTA board meetings.
  - The staff assigned will work directly with the Board Chair, Vice Chair and their designee and will provide administrative and legal support limited to public meeting operations and legal procedural guidance.
- The Interlocal Agreement (ILA) will provide \$4.3M from existing sales tax funds for eligible administrative and startup costs.
  - Funds may include legal services, accounting and auditing, meeting and administrative expenses, required studies and regulatory filings, Directors and Officers/Public Officials insurance, consultants and advisory services.
  - Funds are based on six months of CATS' current fiscal year budget.
- To ensure operational continuity the existing CATS leadership will continue to manage operations under the City Manager's Office.
  - City and Authority will develop mutual indemnification and other legal agreements.

#### **Next Steps & Action**

City council vote is scheduled for the January 12, 2026, Business Meeting.

#### **II. Community Area Plan Update and Next Steps**

Staff provided an overview and updates on the next steps in the process to get the seven Community Area Plans adopted. Staff also discussed how the adopted Community Area Plans are reflected in the updated staff analysis provided.

- Plan Status

- There are seven adopted plans: East Inner, Northeast Inner, South Inner, South Middle, South Outer, Southwest Middle, and Southwest Outer
- There are seven deferred plans: East Middle and Outer, North Inner, North Middle and Outer, Northeast Middle and Outer, West Inner, West Middle and West Outer.
- Next Steps for Plans
  - Adopted Plans
    - Integrate policies into rezoning petitions (staff analysis updated January 2026)
    - Use adopted policies for project prioritization
  - Deferred Plans
    - Staff will continue to have engagements in January and February.
- Identified Common Themes
  - Vulnerable to Displacement
  - Environmental impacts such as tree canopy, impervious surfaces and floodplains
  - Staff wants to ensure the community understands the policies and plan implications. That neighborhoods that are vulnerable to displacement are protected. Ensure rapid growth is balanced and environmental impacts from the past won't be repeated.
- Staff Analysis Updates
  - Plan and accessible language, inclusion of the Community Area Plans
  - Expanded meeting summaries:
  - New zoning/infrastructure maps
  - Policy integration: Place Type descriptions, Minor Map Amendment criteria, PT-5 criteria for N1 petitions.

### **Next Steps**

Staff will continue to hold engagements in January and February with neighborhoods. They will also be launching a citywide survey as well as marketing and promoting the Community Area Plans. Late February staff will review feedback and provide an update to the Committee on March 2<sup>nd</sup>. City council decision will be held at the March 9<sup>th</sup> Business Meeting.

### **III. Maintenance Text Amendment Overview**

Staff provided an overview on the filed maintenance text amendment from October 15, 2025, updated December 15, 2025.

- Highlights of Proposed Changes
  - Accessory Dwelling Units (ADUs)
    - Max size: 600 square feet or 70% of principal unit (whichever is greater), capped at 1,000 square feet.
  - Outdoor Markets
    - Allowed by-right in ML-1, ML-2, IC-1, IC-2, OFC, OG zones to improve food access.
  - Tree Protection
    - Clarifies incentives for high-quality trees and adds flexibility in enforcement.
  - Solid Waste
    - Clear guidance for duplex/triplex/quadruplex waste planning; co-located recycling unless infeasible.
  - House Bill 926 Compliance
    - Removes waiting periods for refile development applications; strikes 'Effect of Denial' language
  - Zoning and Development Standards

- Flexibility for modular school buildings, large healthcare institutions, driveway widths, and floodplain notice updates.
- Engagement
  - UDO Advisory Committee was held October 8, 2025, and November 13, 2025
  - Community Virtual Sessions: January 6, 2026, and January 8, 2026
  - Full details are available on <https://charlotteudo.org>

**Next Steps & Action**

Public hearing will be held January 20, 2026. Zoning Committee recommendation on February 3, 2026. Then Council decision on February 16, 2026.

Meeting adjourned at 6:29 pm.

**Next Meeting:**

The next Transportation, Planning, Development Council Committee meeting is February 2, 2026, at 5:00 pm in room CH-14.