

Recommended Draft Plan Comments (published on May 20, 2021)
Fiscal Impact Analysis, Community Benefit Agreements, & Accountability

Date	Comment Source	Comment Category	General Comment Category	Summarized Comment	Staff Response
5.20.21	Email	General Comment	Accountability	Repercussions of recommended plan policy should be considered as the City moves toward plan adoption. For example, walkable neighborhoods are walkable but also less car accessible and more expensive, if they have access to rail.	Opposition to the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate the community's feedback and direct staff on how to revise the draft policies.
5.22.21	Public Input	General Comment	Accountability	Concern over the 2040 Comprehensive planning process; specifically the fact that this planning process overlaps with COVID-19 and mirrors other plans in the United States. Charlotte is a unique city; therefore, in need of a unique comprehensive plan. Comprehensive planning should be done in the interest of the city's residents, not money.	Opposition to the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate the community's feedback and direct staff on how to revise the draft policies.
5.24.21	Email	General Comment	Accountability	Where a concept or idea within the Plan is not permissible under NC Law, add language such as “Aspirational”.	Aspirational items are indicated with an icon.
5.20.21	Public Input	General Comment	Community Benefit Agreements	Opposition to proposed Community Benefit Agreement policy. If the goal is to densify uptown and transit areas, why are there restrictions and extra costs for high rise development?	Opposition to the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate the community's feedback and direct staff on how to revise the draft policies.
5.17.21	Email	General Comment	Community Benefit Agreements	Support of the CLT Community Benefits Coalition’s (CBC) policy demands released on May 10, 2021. It is critical that the City supports tools in the Charlotte 2040 Plan that will benefit the community such as community benefits agreements (CBAs) vs. continuing to side with the special interests that have been displacing Charlotteans for decades.	Thank you for your comment. Proposed revisions will be reviewed by city staff to ensure they are feasible as well as City Council to ensure they meet the intent of the plan.
5.24.21	Email	General Comment	Community Benefit Agreements	The Plan states that CBA’s will promote the development of daycare facilities and grocery stores. Please clarify that the Real Estate Development Community will consider CBA’s only in those circumstances where there is 1) a public investment greater than \$1M, and 2) a rezoning is required, and 3) the development exceeds \$100M of cost.	The Plan does not prescribe how CBAs will be used and cites those uses as aspirational in the application should we assist with creating a tool to support benefits to the community in development projects.
5.24.21	Email	General Comment	Community Benefit Agreements	In Goal 1.13, please delete reference to the use of CBA’s to encourage new grocery stores in food deserts. It is not possible that the use of CBA’s will promote new grocery store development.	Thank you for your comment. Feedback on the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate all the feedback received and direct staff on how to revise the draft policies.
6.3.21	Email	General Comment	Community Benefit Agreements	Sustain Charlotte supports all wording in the document that supports Community Benefit Agreements and other policies and programs that strengthen the voice of the community.	Thank you for your support. Feedback on the Charlotte Future 2040 will be shared with City Council.
5.24.21	Email	General Comment	Fiscal Impact Analysis	Goal 10.14 recommends to perform an economic impact analysis prior to the implementation phase of the Plan. Pursuing this goal immediately as we move into the approval of the UDO is critical.	Thank you for your comment. Feedback on the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate all the feedback received and direct staff on how to revise the draft policies.
5.26.21	Public Input	General Comment	Fiscal Impact Analysis	Who gets to say where that TIF districts go and where the receiving districts are? What is an Improvement District if not a TIF? Community Investment Programs are not the same thing as CBA’s unless the plan previously left out that CBA’s would involve a TIF or TIG. Please clarify.	Thank you for your comment. Feedback on the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate all the feedback received and direct staff on how to revise the draft policies.