

Health and the Environment
(Sustainable Building Standards + Tree Canopy + Integrated Natural & Built Environments + Healthy, Safe, & Active Communities + Food Access)

Comment Source	Comment Category	General Comment Category	Summarized Comment	Staff Response
Email	General Comment	Food Access	Revise proposed policy language	Thank you for your suggestion. 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.
Email	General Comment	Sustainable Building Standards	Encourage a range of sustainable building standards such as Fitwel and WELL in addition to LEED	Thank you for your suggestion. 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.
Email	General Comment	Healthy, Safe, & Active Communities	The short term action to coordinate economic development and brownfield remediation efforts already exists. What are we hoping to accomplish with this action?	Thank you for your comment. Your observation will be reviewed by City Staff to ensure it is accurate and updating the Plan is feasible.
Email	General Comment	Integrated Natural & Built Environments	Clarify short term action related to increasing sustainable and resilient building standards if for existing and new City "owned" buildings. Add the word "owned"	Thank you for your suggestion. 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.
Email	General Comment	Food Access	In the short term action related to mitigating neighborhood-defined cultural displacement, add farmer's markets as a support and incentive to promote within the neighborhood	Thank you for your suggestion. 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.
Email	General Comment	Integrated Natural & Built Environments	Add "floodplain restoration" to the list of green stormwater infrastructure examples	Thank you for your suggestion. 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.
Public Input	General Comment	Tree Canopy	On page 240 Urban Forest goal of 50-60% is different from the current goal of 50%.	Thank you for your suggestion. 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.
E-Plan	General Comment	Integrated Natural & Built Environments	Would like Goal #7 Integrated & Natural Environemnt to be more robust.	Thank you for your suggestion. 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.
Email	Big Plans Coordination	Tree Canopy	Building more paths, alleys, and higher density conflicts with the current impervious and UNA requirements and proposed tree changes (as well as most of Goal 7) . Where to put them should include environmentally sensitive areas, parks with retrofit SW, recreation in buffers.	Thank you for your comment. The concern of competing interests has been addressed in the letter from staff and the mayor at the beginning of the new draft document. These conflicts will be resolved based on the priorities of individual areas through the Community Area Planning Process.
Email	Big Plans Coordination	Tree Canopy	You can't build anything and have 'zero change in tree canopy'. No change in canopy means less connectivity of all modes, shaded areas means lighting won't be sufficient to prevent crime, less job expansion, less airport, less food production, wider sidewalks etc.	Thank you for your comment. The concern of competing interests has been addressed in the letter from staff and the mayor at the beginning of the new draft document. These conflicts will be resolved based on the priorities of individual areas through the Community Area Planning Process.
Email	Big Plans Coordination	Tree Canopy	Tree wells are not appropriate for lower density locations and not appropriate in residential. Tree wells are an NCDOT encroachment, wider sidewalks and planting strips increase clearing limits & grading.	Thank you for your comment. Tree wells are not a requirement in the Comprehensive Plan.
Email	General Comment	Healthy, Safe, & Active Communities	The Healthy, Safe & Active Communities Goal does not address retention of communities of color or welcoming new residents. It also doesn't define metrics for improving health and safety in communities of color who are disproportionately impacted.	Thank you for your suggestion. 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.
Email	General Comment	Integrated Natural & Built Environments	The Integrated Natural and Built Environment Goal does not address retention of communities of color or welcoming new residents. Communities of color need intentional mentoring, education, and engagement.	Thank you for your suggestion. 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.

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Email	General Comment	Sustainable Building Standards	Resilient Innovation District (RID) programs that promote net zero development and carbon neutrality seem to contradict the Bonus Program and suggest that affordability must be sacrificed.	Thank you for your comment. The concern of competing interests has been addressed in the letter from staff and the mayor at the beginning of the new draft document. These conflicts will be resolved based on the priorities of individual areas through the Community Area Planning Process.
Email	General Comment	Sustainable Building Standards	Opposition to requiring sustainable building practices. The citizen believes they will add to the cost of development and hinder the development of affordable housing.	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.
Email	General Comment	Integrated Natural & Built Environments	Opposition to the recommendation to review development regulations to ensure impacts from development such as stormwater runoff and tree cutting are appropriately addressed. Citizen believe the Urban Street Design Guidelines hurt instead of help the tree canopy.	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.
Email	General Comment	Integrated Natural & Built Environments	Opposition to the recommendation to modify development regulations to provide public open spaces as part of private development. Currently open space in private developments is achieved through setbacks and the Urban Street Design guidelines.	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.
Public Input	General Comment	Healthy, Safe, & Active Communities	Specific comment on a particular parcel of land off of W. WT Harris for a park.	The Charlotte Future 2040 Plan provides a long-term vision for the entire city. The Plan does not consider potential land uses for specific parcels.
Email	General Comment	Healthy, Safe, & Active Communities	Support for Healthy, Safe and Active Communities (Goal 8). In order to improve perceptions of public safety, the city should fund the police and allow ICE to do their job	Thank you for your support. 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.
Email	General Comment	Healthy, Safe, & Active Communities	Prohibit airplane flight paths over densely populated areas. There should be limitations to farming and agriculture to protect surrounding land uses. The complete active transportation network should connect to schools as well as parks and health care facilities	Thank you for your suggestion. 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.
Email	General Comment	Healthy, Safe, & Active Communities	Consider using parks and school sites for new public markets	Thank you for your suggestion. 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.
Email	General Comment	Tree Canopy	Require tree save for all new and redevelopment (residential and commercial).	Thank you for your suggestion. 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.
Email	General Comment	Tree Canopy	Require tree save for all residential development and redevelopment	Thank you for your suggestion. 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.
Email	General Comment	Integrated Natural & Built Environments	Citizen doesn't understand intent or meaning of the Integrated Natural and Built Environment Big Idea. Citizen is in support of maintaining and expanding the tree canopy as well as requiring public connections through private developments. Citizen believe enforcing sustainable building practices will increase building costs and conflict with affordable housing goals.	Thank you for your support and suggestion. 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.
Email	General Comment	Integrated Natural & Built Environments	Protect flood plains from development	Thank you for your suggestion. 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.
Email	General Comment	Integrated Natural & Built Environments	Support for many of the Goal 7 short term actions regarding "review development regulations." Requiring sustainable building standards can increase cost of construction and decrease affordable housing. Considering requirements to connect open space in adjacent private developments to create bigger open spaces	Thank you for your support. 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.

Health and the Environment
(Sustainable Building Standards + Tree Canopy + Integrated Natural & Built Environments + Healthy, Safe, & Active Communities + Food Access)

Public Input	General Comment	Integrated Natural & Built Environments	Citizen is in support of expanding the tree canopy, cleaning up streams, and protecting natural lands.	Thank you for your support. 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.
E-Plan	General Comment	Tree Canopy	Support for expanding the tree canopy. Provide more teeth in policies and regulations to prevent developers from clear cutting lots.	Thank you for your support. 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.
E-Plan	General Comment	Tree Canopy	Suggests the city should maintain 50% tree canopy goal for the future. Support for protecting natural areas and expanding tree canopy	Thank you for your support. 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.
E-Plan	General Comment	Integrated Natural & Built Environments	Supports allowing city owned property to grow naturally rather than be seeded and mowed. Encourages city and county to find better ways to clean up the streams	Thank you for your suggestion. 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.
Email	General Comment	Food Access	Collaborate with the county to eliminate food deserts	Thank you for your suggestion. 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.
Email	Big Plans Coordination	Integrated Natural & Built Environments	Major themes from public engagement should include some language about tree canopy preservation throughout the community not just in parks.	Thank you for your suggestion. 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.
Email	Big Plans Coordination	Integrated Natural & Built Environments	Tree canopy and green infrastructure needs to be more clearly called out in the guiding principles.	Thank you for your suggestion. 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.
Email	General Comment	Tree Canopy	Support for funding a proactive tree care program for public trees (9.12)	Thank you for your support. 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.
Email	Big Plans Coordination	Tree Canopy	Internal City Staff comment to better align the Comprehensive Plan with the Tree Canopy Action Plan goals and language.	Thank you for your comment. The suggested revisions will be reflected in the second Draft Plan, scheduled for May 2021.
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Email	General Comment	Tree Canopy	Internal City Staff comment to better align the Comprehensive Plan with the Tree Canopy Action Plan goals and language.	Thank you for your comment. The suggested revisions will be reflected in the second Draft Plan, scheduled for May 2021.
Email	General Comment	Healthy, Safe, & Active Communities	Concerned with Charlotte's Crime over the Charlotte Future 2040 Plan. The Plan should be placed on the back burner while leaders address crime in the city.	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.

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Email	General Comment	Healthy, Safe, & Active Communities	Citizen believes there is not a detailed understanding by the City of Charlotte regarding the importance of nature to the wellbeing of human life. If biodiversity is not encouraged as a priority, then what good are the other plan components? Tree save, adaptive re-use, sustainable building materials, alternative energy sources, and additional forms of public and private foodscaping will all contribute to sustainability.	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.
Email	General Comment	Tree Canopy	There is a need for an active Tree Advisory Commission (CTAC) in the City of Charlotte.	Thank you for your suggestion. 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.
E-Plan	General Comment	Integrated Natural & Built Environments	Fully supports Goal 7: Integrated Natural and Built Environment	Thank you for your support. 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.
E-Plan	General Comment	Integrated Natural & Built Environments	Don't permit development in flood plains. It leads to displacement	Thank you for your suggestion. 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.
Email	General Comment	Integrated Natural & Built Environments	Goal 7 lacks to mention environmental justice or remedying man-made climate change. Recommended edit: Charlotte will protect and enhance its surface water quality, tree canopy, and natural areas with a variety of trees, plantings, green infrastructure, green building practices, and open space at different scales throughout the entire community as a component of sustainable city infrastructure that addresses the threat of climate change.	Thank you for your suggestion. 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.
	General Comment	Tree Canopy	What are developers doing to to maintain tree canopy?	Place Types will require all development incorporate and provide some level of open space which will help support and maintain the tree canopy.
Public Input	General Comment	Sustainable Building Standards	Suggestion for alternate tool and implementation for implementing a LEED equivalent in new buildings.	Thank you for your suggestion. 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.
	General Comment	Tree Canopy	How do seemingly contradictory goals work together, such as tree canopy development and increased development?	Every community experiences competing interests and opposing priorities when it comes to growth and development. The intent of the Charlotte Future 2040 Plan is to recognize and balance our community's competing priorities and ensure there are choices for all.
	General Comment	Tree Canopy	What is the city doing to maintain and strengthen our tree canopy?	The 2040 Plan includes multiple policies that support the maintenance and growth of the city's tree canopy. These policies will be implemented through various programs and projects such as the UDO.
Email	General Comment	Tree Canopy	Tree save and regulation should not be under the City control unless it is in the right of way.	Thank you for your suggestion. 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.
Email	General Comment	Healthy, Safe, & Active Communities	Is reducing rates of obesity from 24% to 20% and reducing the number of neighborhoods where obesity rates are higher than 24% a relevant planning goal?	The Charlotte 2040 Plan provides a comprehensive approach to realizing the city's vision. The policies included in the Plan will require collaboration and coordination among various team members in the public and private sectors.
Email	General Comment	Healthy, Safe, & Active Communities	Is it possible to encourage the sale of healthy food options by concessionaires and in vending machines at City facilities now?	Thank you for your suggestion. 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.
Email	General Comment	Sustainable Building Standards	Does the city have the authority to require LEED building standards?	The Charlotte Future 2040 Plan is a long-term plan that includes policies which can be implemented in the near term as well as aspirational policies. The progress of the Plan will be reported upon annually and the feasibility of all policies will be evaluated every five years.

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Email	General Comment	Healthy, Safe, & Active Communities	Introduce objectives and policies in Goal 5 (Safe and Equitable Mobility) that show strong support for a “Mecklenburg Moves” or “Metrolina Moves”	Thank you for your suggestion. 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.
Email	General Comment	Integrated Natural & Built Environments	Add objective and subsequent policies to Goal 7 (Integrated Natural and Built Environments) that allow consideration of carbon impacts and climate change in the UDO, as well as during the rezoning process.	Thank you for your suggestion. 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.
Email	General Comment	Integrated Natural & Built Environments	Does Goal 7 (Integrated Natural and Built Environments), include plazas or hardscapes? Is there a plan for where parks will occur in the future?	Plazas and hardscapes are included in the Plan's concept of open space. Mecklenburg County Park & Recreation is responsible for identifying future parks. Place Types and the UDO will require more open space requirements for future development.
E-Plan	General Comment	Healthy, Safe, & Active Communities	Goal 5: Safe and Equitable Mobility recommends Crime Prevention Through Environmental Design (CPTED). This recommendation will lead to hostile architecture and should be removed from the Plan.	Thank you for your comment. The most up to date CPTED strategies and best practices do not recommend hostile architecture and industry guidance discourages hostile architecture.
E-Plan	General Comment	Healthy, Safe, & Active Communities	Privately Owned Public Open Spaces should not be considered as a recommendation of Goal 6: Healthy, Safe, Active Communities. More public space should be included but we should not rely on the private sector to open it.	Thank you for your suggestion. 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.
E-Plan	General Comment	Healthy, Safe, & Active Communities	Goal 6: Healthy, Safe, Active Communities recommends increasing the percentage of households within a comfortable, tree-shaded 10-minute access of primary care health care services and improving public safety and public safety perceptions through annual reductions in violent and property crimes. How are these possible?	Thank you for your question. The Plan provides a variety of policies and implementation steps to support walkability, healthcare access, and public safety. See Section 4 (now Volume 2) for more specific actions.
E-Plan	General Comment	Tree Canopy	Suggestion to implement a virtual master gardener program to increase community knowledge of how to improve Charlotte's tree canopy.	Thank you for your suggestion. 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.
E-Plan	General Comment	Sustainable Building Standards	The Plan lacks creative design and no consideration for environmental impact and inclusion of nature and energy usage. It is not a wholistic vision of Charlotte in the future.	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.
Email	General Comment	Healthy, Safe, & Active Communities	This section is not typically found in a comprehensive land use plan.	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.
Email	General Comment	Healthy, Safe, & Active Communities	5yr: 6.27 increasing small parks is counter to the current strategy for Mecklenburg County who manages all Parks in the City. Requiring a % (5-10%) of all developments as public open space seems excessive.	Evaluating programmatic, investment, and regulatory opportunities to create new public open and green spaces within existing neighborhoods (6.27) in proposed in addition to and support of Mecklenburg County Park and Recreation's efforts to build and maintain open spaces.
Email	General Comment	Integrated Natural & Built Environments	7.23 – this provision has significant unintended consequences and create a conflict between a tree and economic development, the tree wins.	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.
Email	General Comment	Integrated Natural & Built Environments	It is impossible to state unequivocally that zero tree loss will occur, especially when goals are to widen sidewalks, etc. As we understand, 70% of all tree loss happens on single family lots, not in commercial development anyway. It is imperative that a solution with a precisely defined cost associated with it is available if there is a conflict between a proposed development and a tree preservation concern.	The Plan does not state that there will be zero tree loss. Instead, the Plan includes objectives to protect and enhance the tree canopy. For example, Objective 7h is to "Decrease the acreage of tree canopy loss on residential property and maintain a high level of citywide tree canopy across all neighborhoods."
Email	General Comment	Integrated Natural & Built Environments	We support the preservation of trees and our tree canopy, but there must be a balance with economic growth. There must be a quantifiable, precisely estimated cost for tree mitigation or some other clear mechanism to offset the tree conflict.	Thank you for your suggestion. 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.

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Email	General Comment	Integrated Natural & Built Environments	7j & 7k - Low impact development and green stormwater infrastructure requires that the entire PCCO and stormwater regulations be rewritten.	Thank you for your comment. The Comprehensive Plan is a policy document that seeks to establish an overarching vision for growth and development for City of Charlotte. The Plan recommends various tools and improvements to explore over the next 20 years.
Email	General Comment	Integrated Natural & Built Environments	5yr: 7.6 Requiring property owners to use solar power, electric vehicles, and battery energy storage is not a land-use goal and clearly that would be a violation of civil liberties.	The Plan does not require the use of solar power, electric vehicles, and battery energy storage. 7.6 states, "Review development regulations for opportunities to remove barriers, and/or create requirements or incentives for sustainable development practices..."
Email	General Comment	Integrated Natural & Built Environments	5yr: 7.40 Private deed restrictions are contracts between two parties which cannot be voided by the will of a 2040 comprehensive land use plan. Requiring a % (5-10%) of all developments as public open space seems excessive. (see pg 146). This also appears to be a Taking under the Fifth Amendment of the US Constitution.	The policies within this Plan will not impact existing covenants, codes or restrictions associated with Home Owners Associations.
Email	General Comment	Tree Canopy	Goal 9f says that we shall "preserve and improve our tree canopy in Charlotte." How is this possible if we are to continue to grow and especially if we are to densify SF zoning areas with much more development?	A balanced strategy was used within the Tree Canopy Action Plan (TCAP) initiative to consider all community interests in Charlotte and how tree canopy interacts with those interests. Tree canopy preservation and maintenance were the highest tree-related priorities noted by TCAP stakeholders and participants. Additional tree planting in underserved areas was also rated as a top priority. TCAP policy recommendations employ a balanced approach targeting priority areas. Trees and density can work together to ensure increase housing supply and provide a high quality of life for residents. Tree canopy coverage and quality are critical to the environmental and social health of our City. Regulatory requirements will continue to be a component of the strategies employed to preserve tree canopy. Requirements will target reasonable preservation, quality, and planting objectives while providing increased flexibility for development customers. There are also important non-regulatory programs and mechanisms that will be used to preserve tree canopy and improve quality including large tree maintenance programs and planting initiatives. Non-regulatory programs will have limited implications on site development and design of more dense residential units.
Email	General Comment	Tree Canopy	9.2 Increasing protection of trees "during all levels of development including infill projects" is counter to the stated goals to have a healthy diverse tree canopy with planted species, to promote infill, to increase density, diversified housing styles, make goods and services more proximate to housing and employment, etc., and it ignores that trees take roughly 20 years to reach a level of maturity	The protection of internal trees on infill development sites is not required by today's ordinance. During the 12-month stakeholder- and community-driven Tree Canopy Action Plan initiative, a strong desire to protect more of these trees was heard from the Charlotte community. The scale and strategy used to protect these trees during all levels of development is still being determined. The strategy will include efforts to leverage both regulatory and non-regulatory tools to achieve a balance that will ensure these community priorities are both met. Any regulation developed for the protection of trees on infill sites will be unique and considerate of the challenges to development on these sites and provide flexible options, while also seeking to protect more trees as a well-stated and documented community priority.
Email	General Comment	Integrated Natural & Built Environments	In order for our parks/ preserves, commercial Storm water BMP's, residential rain gardens, community gardens, and natural vegetation to prosper throughout the Queen City, we must have integration and diversity at an ecological level.	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.