

**Charlotte-Mecklenburg Planning Commission  
Special Planning Committee Meeting – Virtual Zoom**

**Approved Minutes**

November 30, 2021 – 5:00 p.m.

---

**Attendance**

**Planning Committee Members Present:** Chairperson Phillip Gussman, Vice Chairperson Erin Barbee; and Commissioners Melissa Gaston, Ronnie Harvey, Peter Kelly, Elizabeth McMillan, and Wil Russell

**Planning Staff Present:** Lorna Allen, Kathy Cornett, Zenia Duhaney, Gretchen Flores, Taiwo Jaiyeoba, Alberto Gonzalez, Monica Holmes, Alysia Osborne, and Candice Rorie

**Charlotte Center City Partner’s Staff Present:** Klint Mullis, Assistant Vice President Planning & Development, Cheryl Myers, Chief Planning & Development Officer – Senior Vice President, and Michael Smith, President & CEO

**Welcome and Introductions**

Chairperson Gussman called the meeting to order at 5:02 p.m., welcomed everyone, and introduced each commissioner and staff member.

**Virtual Meeting Rules and Guidelines**

Chairperson Gussman explained the virtual meeting rules and guidelines. The meeting was livestreamed on Facebook Live. A link for the public to view the meeting’s livestream is posted on the Planning, Design & Development Department’s webpage.

**Receive additional information and consider making a recommendation on the Draft Center City Vision Plan**

Monica Holmes, Urban Design Division Manager, shared that the goal of the meeting is to make a recommendation for council to act on the Center City Vision Plan. Michael Smith, Center City Partners, provided a recap of who has been presented with the Center City Vision Plan updates. The goal is to have the City Council adopt the plan on Monday, December 13, 2021.

Chairperson Gussman thanked Mr. Smith for his update and for delivering a high-quality updated document. The comments, and concerns have been arranged in a way that makes sense. Commissioner McMillan asked about the adjustment of parking maximums aligning with the UDO draft. Mr. Smith responded that there was debate over this issue and as a team, the Planning Department and Center City Partners determined that parking maximums will be resolved by the UDO. This planning document is intended to inspire and shape policy. It does not carry a budget with it. The decision was made to include language within the document that the UDO will regulate the parking maximums. Commissioner McMillan thanked Mr. Smith for his response. Monica Holmes added that this conversation needs to happen around the UDO. We do not want to adopt two documents which are conflicting. The goal is for the documents to align. Commissioner McMillan indicated that the expectation isn’t to approve something in the Center City Plan which conflicts with the UDO. She added that she likes the approach and is interested in following the discussion as it continues with Uptown constituents and staff.

Vice Chairperson Barbee complimented Center City on the work done. She applauded the process used to engage the community, the authenticity/openness of the process, and the pivot in 2020 towards the emphasis on equity while ensuring the plan’s focus is on the people. Vice Chairperson Barbee stated her endorsement of the Center City Plan. She mentioned not voting on the plan due to a conflict of interest.

Commissioner Harvey asked about the choice to use the Neighborhood Real Estate Investment Trust (REIT) approach. He commented he would like to provide feedback to the community members who are asking why that path was chosen over others. Mr. Smith respond that this was the recommendation and asked Ms. Myers to respond. Cheryl Myers answered that in some communities, it is like having a neighborhood land bank; and instead of calling it a neighborhood investment nonprofit company, they are called Neighborhood REITs. Mr. Smith added that the vision plan captures aspirations and big ideas. Often tools are added that might be used, but are not intended to mandate how to do it. This is another tool that can be used to evaluated any of the policies moved forward on into an ordinance or investment programs. The Chairperson asked if commissioners had any additional questions. Hearing none, Chairperson Gussman opened the floor for a motion. Vice Chairperson Barbee was recused from the vote due to a conflict of interest.

**Planning Committee Recommendation on the Draft Center City Vision Plan**

*A motion was made by Commissioner Kelly and seconded by Commissioner Russell to recommend to the Charlotte City Council the adoption of the “All In 2040 Center City Vision Plan”, on November 30, 2021. The motion to recommend the “All In 2040 Center City Vision Plan” was unanimously approved. 6-0*

The Chairperson thanked Michael Smith for his presentation and commented that he looks forward to observing the vote in a few weeks. Mr. Smith thanked committee members for their support of this hard work. He thanked Taiwo Jaiyeoba and Monica Holmes for being incredible partners. Chairperson Gussman moved the meeting to a close having no other commentary.

**Adjourn**

The meeting adjourned at 6:36 pm