



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2026-020

August 4, 2026

REQUEST

Current Zoning: MUDD-O (Mixed-Use Development District-Optional)

Proposed Zoning: MUDD-O SPA (Mixed-Use Development District-Optional, Site Plan Amendment)

LOCATION

Approximately 10.9 acres located on the east side of Carmel Commons Boulevard, south of Pineville-Matthews Road, and north of Bannington Road.

(Council District 7 - Driggs)

PETITIONER

Terwilliger Pappas

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

This petition is found to be **consistent** with the goals and policies of the *South Middle Community Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The petition is in alignment with the *2040 Policy Map* recommendation for the Community Activity Center Place Type.

Therefore, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- The petition would maintain entitlements of the previously approved plan while allowing for residential uses to be spread across two development areas.
- The Community Activity Center Place Type supports a variety of uses such as retail, restaurant, office, and multi-family residential in a walkable and transit-friendly environment.
- The petition supports the ongoing evolution of this Community Activity Center from segregated office and commercial uses to a broader mix of uses including residential in closer proximity to one another.
- The site is within ¼ mile of CATS Bus Route 51 on Pineville-Matthews Road, providing transit access

between Carolina Place Mall, Arboretum Shopping Center, and the Matthews-Independence Park and Ride.

Motion/Second: Neeley / Blumenthal

Yeas: Welton, Blumenthal, Gaston, Russell, Millen,
Neeley, Stuart

Nays: None

Absent: None

Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is consistent with the *South Middle Community Area Plan*.

Chairperson Welton inquired if the 4,500 SF of coffee shop with drive-through use, which was added in the previous rezoning petition, would be removed with this petition. Staff confirmed that it would be removed.

PLANNER

Joe Mangum (704) 353-1908