

Petition 2026-020 by Terwilliger Pappas

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.

To Deny:

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.

However, we find this petition to not be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:

- (To be explained by the Zoning Committee)