



Zoning Committee Recommendation

Rezoning Petition 2025-098

December 2, 2025

REQUEST

Current Zoning: OFC (Office Flex Campus)
Proposed Zoning: CAC-1(CD) (Community Activity Center 1, Conditional)

LOCATION

Approximately 7.09 acres located on the south side of Pineville-Matthews Road, east of Carmel Commons Boulevard, and west of Bannington Road.

(Council District 7 - Driggs)

PETITIONER

High Street District Development, Inc.

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

This petition is found to be **consistent** with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends 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 is consistent with the *2040 Policy Map* recommendation for the Community Activity Center (CAC) Place Type. The CAC Place Type promotes a variety of uses such as retail, restaurant, office, and multi-family residential in a walkable and transit-friendly environment.
- In an activity center characterized by segregated uses, the petition would combine multi-family stacked dwellings with 4,500 square feet of non-residential uses on one parcel.
- The petition would replace an automobile-centric office building and parking lot with multi-family stacked dwellings and non-residential uses in buildings fronting public streets.
- The site is served by CATS Bus Route 51, providing transit access between Carolina Place Mall, Arboretum

Shopping Center, and the Matthews-Independence Park and Ride.

- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods

Motion/Second: Millen / McDonald

Yeas: Welton, Caprioli, Gaston, McDonald, Millen, Shaw

Nays: None

Absent: Stuart

Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is consistent with the *2040 Policy Map*.

Chairperson Welton asked for clarification on the sunset clause and why staff is requesting that it be removed. Staff explained that the sunset clause would allow the 4,500 square feet of non-residential uses to convert to another use if it is unable to be leased within three years from the approval of the rezoning. Chairperson Welton then acknowledged that staff is still recommending approval of the petition with the expectation of resolving this outstanding issue. Staff stated that they are continuing conversations with the petitioner team to seek resolution, suggesting that staff is willing to consider a longer sunset period. Chairperson Welton asked if ground floor supportive uses such as leasing office and gym are considered non-residential uses. Staff replied that the City's desire is for the non-residential uses to function independently of the multi-family.

Commissioner Shaw stated that, from a developer's perspective, it would difficult to convince an office or retail user to locate here when there is ample office and retail space nearby in the activity center.

Commissioner McDonald asked if policy states that there should be a mix of uses on every block in an activity center. Staff replied that it is one of the goals for the Community Activity Center Place Type to have a healthy mix of uses and we typically ask for a mix of uses to provide balance. Staff also looks at activity centers from a more holistic perspective and is currently studying existing uses in activity centers.

PLANNER

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