



Legislation Details (With Text)

<b>File #:</b>	15-20452	<b>Version:</b>	1	<b>Name:</b>	
<b>Type:</b>	Zoning Item	<b>Status:</b>		Agenda Ready	
<b>File created:</b>	5/19/2023	<b>In control:</b>		Zoning Committee Work Session	
<b>On agenda:</b>	5/31/2023	<b>Final action:</b>			
<b>Title:</b>	Rezoning Petition: 2022-160 by Penler Development, LLC				
<b>Attachments:</b>	1. 2022_160_PostHSA_June, 2. 2022-160_SitePlanRev_2023_5_25, 3. 2022_160_consistency				

Date	Ver.	Action By	Action	Result
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**Rezoning Petition: 2022-160 by Penler Development, LLC**

**Location:** Approximately 24.13 acres located along the south side of Mount Holly Road and east side of Creston Circle, west of Interstate 485. (ETJ-BOCC: 2-Leake; Closest CC: 2-Graham)

**Current Zoning:** I-1 LWPA LWCA (light industrial, Lake Wylie Protected Area, Lake Wylie Critical Area), B-2 LWPA LWCA (general business, Lake Wylie Protected Area, Lake Wylie Critical Area, R-3 LWPA LWCA (single family residential, Lake Wylie Protected Area, Lake Wylie Critical Area)

**Proposed Zoning:** R-12MF (CD) LWPA LWCA (multi-family residential, conditional, Lake Wylie Protected Area, Lake Wylie Critical Area)

**Public Hearing Held:** April 17, 2023 - Item #38

**Staff Resource:** [Joe Mangum](#)

**Staff Recommendation:**

Staff does not recommend approval of this petition in its current form. Staff may reevaluate its recommendation with a reduction in unit count and development outcomes that better align with the Neighborhood 1 Place Type.

**Attachments:**

- Post-Hearing Staff Analysis
- Site Plan
- Statement of Consistency