



Legislation Details (With Text)

**File #:** 15-21239      **Version:** 1      **Name:**  
**Type:** Zoning Decision      **Status:** Denied  
**File created:** 9/13/2023      **In control:** City Council Zoning Meeting  
**On agenda:** 9/18/2023      **Final action:**  
**Title:** Rezoning Petition: 2022-160 by Penler Development, LLC  
**Attachments:** 1. 2022\_160\_ZCR\_August\_rev, 2. 2022\_160\_FSA, 3. 2022\_160\_SitePlanRev\_2023\_8\_8

Date	Ver.	Action By	Action	Result
9/18/2023	1	City Council Zoning Meeting	Not to Refer back to the Zoning Committee	Pass
9/18/2023	1	City Council Zoning Meeting	Deny	Pass

**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:** ML-1 (manufacturing and logistics), CG (general commercial), N1-A (neighborhood 1 - A)

**Proposed Zoning:** R-12MF (CD) (multi-family residential, conditional)

**Zoning Committee Recommendation:**

The Zoning Committee voted 4-3 to recommend APPROVAL of this petition.

**Staff Recommendation:**

Staff does not recommend approval of this petition in its current form.

**Attachments:**

- Zoning Committee Recommendation
- Final Staff Analysis
- Site Plan