



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2022-164

May 2, 2023

REQUEST

Current Zoning: R-3 LWPA (Single Family Residential, Lake Wylie Protected Area).
Proposed Zoning: R-6 LWPA (Single Family Residential, Lake Wylie Protected Area).

LOCATION

Approximately 10.18 acres located along the north side of Hart Road, east of Susanna Drive, and west of Rozzelles Ferry Road.(Council District 2 - Graham)

PETITIONER

Carolina Holdings Three LLC

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:

Plan Consistency

The petition is **consistent** with the *2040 Policy Map* recommendation for Neighborhood 1 place type.

Rationale for Recommendation

- The petition's proposal for the R-6 zoning district, which translates to N1-D, is consistent with Neighborhood 1 Place Type and would help facilitate the goal of providing areas for neighborhoods with a variety of housing types, where single family housing is the primary use.
- The Neighborhood 1 Place Type may consist of smaller lot single family detached and attached dwellings. Additionally, this place type can allow for parks, religious institutions and neighborhood scaled schools.
- The character of this place type would align with the overall character design of the area.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 2: Neighborhood Diversity & Inclusion
 - 9: Retain Our Identity & Charm

Motion/Second: Lansdell / Gaston

Yeas:	Gaston, Gussman, Harvey, Lansdell, Russell, Welton
Nays:	None
Absent:	Rhodes
Recused:	None

**ZONING COMMITTEE
DISCUSSION**

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

There was no further discussion of this petition.

PLANNER

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