



Zoning Committee

REQUEST

Current Zoning: R-3, R-4, R-5, R-8 LWPA (single family residential, Lake Wylie Protected Area)
Proposed Zoning: R-6 LWPA (single family residential, Lake Wylie Protected Area)

LOCATION

Approximately 79.3 acres located on the northeast side of Old Moores Chapel Road, north of Moores Chapel Road, east of Interstate 485.

PETITIONER

(Council District 3 – Mayfield and Outside City Limits)
Maga Development, LLC

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be consistent with the *Northwest District Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends residential up to four units per acre, six units per acre, and eight units per acre.

Therefore, we find this petition to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

- The adopted plan recommends residential development for this site with varying densities, and the proposed rezoning petition seeks to rezone everything under one consistent single family zoning district; and
- The area is within the lower Lake Wylie Protected Area Watershed overlay zoning district, which reduces the amount of built upon area to protect the public water supply; and
- The proposed single family zoning district is consistent with the existing single family low density developments in the general area and with the R-5 (single family residential) originally planned for the area.

Motion/Second: McClung / Sullivan

Yeas: Fryday, Majeed, McClung, McMillan, Nelson, Spencer, and Sullivan

Nays: None

Absent: None

Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan. A Commissioner expressed concerns about the street network and capacity to handle additional trips. CDOT staff briefly explained transportation constraints on the ability to require modifications for a conventional request versus a conditional rezoning.

There was no further discussion of this petition.

PLANNER

Claire Lyte-Graham (704) 336-3782