



Zoning Committee

REQUEST

Current Zoning: NS LWPA (neighborhood services, Lake Wylie Protected Area)
Proposed Zoning: O-1(CD) LWPA (office, conditional, Lake Wylie Protected Area)

LOCATION

Approximately 33.16 acres located on the south side of Mt. Holly-Huntersville Road, east of Brookshire Boulevard, north of Interstate 485.
(Council District 2 - Harlow)

PETITIONER

Novant Health

**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 **inconsistent** with the *Brookshire/ I-485 Interchange Study* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends mixed use development.

However, 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 plan states that “mixed-use is by definition intended to include at least two of the following uses: office, multi-family residential, and retail. These uses must be integrated within the same building”. Stand alone, this petition does not fulfill the plan’s definition of mixed-use, but it is an integrated component of a larger mixed-use development.
- Institutional uses are considered compatible with the rest of the mixed-use development.
- The petition commits to the development of a .25-acre urban open space on Smith Farm Road with walkways, landscaping, hardscape area, seating areas, and lighting.
- The petition commits to pedestrian connectivity with pedestrian connections between the building and Sugar Magnolia Drive and Smith Farm Road, to the sidewalk and multi-use path along each street.
- The petition increases walkability through the larger mixed-use development by ensuring the building design will include a door facing/oriented towards Sugar Magnolia Drive and Smith Farm Road.

The approval of this petition will revise the adopted future land use as specified by *the Brookshire/I-485 Interchange Study* (2000), from Residential/Office/Retail recommended use to Institutional recommended use for the site.

Motion/Second: McClung / Gussman

Yeas: Gussman, Ham, McClung, Nwasike, Spencer, Watkins, and Wiggins

Nays: None

Absent: None

Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is inconsistent with the adopted area plan, but would be incorporated into a larger mixed-use area as recommended by the plan.

There was no further discussion of this petition.

PLANNER

Michael Russell (704) 353-0225