



Zoning Committee

REQUEST

Current Zoning: R-3 LWPA (single family residential, Lake Wylie protected area)
Proposed Zoning: I-2 LWPA (general industrial, Lake Wylie protected area)

LOCATION

Approximately 0.54 acres located on the west side of Rozzelles Ferry Road, north of Hart Road, and southwest of Brookshire Boulevard
(Council District 2 - Graham)

PETITIONER

Derek Rothaupt, Roth4 Holdings 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 inconsistent with the *Northwest District Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends single family up to 4 dwelling units per acre.

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:

- Even though the proposed rezoning petition is inconsistent with the adopted land use for this site, the existing use has been grandfathered in and was in existence prior to the district plan.
- The property currently is split zoned between R-3 and I-2. Only 0.54 acres of the R-3 portion will be rezoned under this petition and will be joined with the existing industrial development. This rezoning leaves the R-3 portion with the house remaining as single family.
- The added industrial zoned property will provide additional room to operate an industrial use on the parcel while maintaining buffer requirements.
- The I-2 industrial zoning district includes required buffers when adjacent to residential uses.

The approval of this petition will revise the adopted future land use of single family up to 4 dwelling units per acre by the Northwest District Plan, to industrial land use for the site.

Motion/Second: Barbee / Welton
Yeas: Barbee, Blumenthal, Kelly, McMillan, Nwasike,
Samuel, and Welton
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.

There was no further discussion of this petition.

PLANNER

Lisa Arnold (704) 336-5967