



Zoning Committee

REQUEST

Current Zoning: MX-2 LWPA (mixed use, Lake Wylie Protected Area)

Proposed Zoning: MX-2 SPA LWPA (mixed use, site plan amendment, Lake Wylie Protected Area)

LOCATION

Approximately 29.08 acres located off of Springhill Road, Rockwood Drive, south of Mt. Holly Road, east of I-485. (Council District 3 - Mayfield)

PETITIONER

Moores Chapel Holdings, LLC, Mt. Holly Developers, 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 *Mt. Holly Road Special Project Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends up to 8 dwelling units per acre as amended by rezoning petition 2005-150.

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 current zoning for the subject site allows for multi-family residential uses.
- The proposed site plan amendment will allow up to 152 single family attached residential units.
- The proposal does not increase the land use entitlements approved with the original rezoning plan.
- The petition provides architectural standards for the proposed homes.
- The proposed project maintains connectivity previously approved to adjacent existing and proposed roads to enhance the road network in this area.

Motion/Second: Watkins / Nwasike

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 stated all outstanding issues had been addressed. Staff recommended approval of the request, noting it is consistent with the adopted plan. There was no further discussion of this petition.

PLANNER

Claire Lyte-Graham (704) 336-3782