



Zoning Committee

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**REQUEST**

Current Zoning: M&L-1 (manufacturing and logistics 1), CG (general commercial), N-1A (neighborhood 1-A)  
Proposed Zoning: R-12MF(CD)

**LOCATION**

Approximately 24.13 acres located on the south side of Mount Holly Road east of the intersection with Creston Circle.  
  
(Outside City Limits)

**PETITIONER**

Penler Development, LLC

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**ZONING COMMITTEE  
ACTION/ STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 4-3 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

**To Approve:**

This petition is found to be **inconsistent** with the *2040 Policy Map (2022)* based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends Neighborhood 1 and Manufacturing & Logistics place types.

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

- The proposed project could provide additional housing options in the area.
- The petition commits to improving Mount Holly Road and Creston Circle in addition to dedicating land to Mecklenburg County for future greenway development.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10 Minute Neighborhoods
  - 5: Safe & Equitable Mobility
  - 6: Healthy, Safe & Active Communities
  - 7: Integrated Natural & Built Environments

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Neighborhood 1 and Manufacturing & Logistics Place Types to Neighborhood 2 Place Type for the site.

Motion/Second: Sealey / Whilden  
Yeas: Sealey, Welton, Whilden, Winiker  
Nays: Lansdell, Neeley, Russell  
Absent: None  
Recused: None

### **ZONING COMMITTEE DISCUSSION**

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

Commissioner Lansdell stated that he is confused as to why there is larger setback on Creston Circle, a local street, than Mount Holly Road, a thoroughfare.

Commissioner Sealey asked about the impact of the \$125,000 contribution to the housing trust fund. Staff replied that the funding would go into the larger pot of funds and would not necessarily be used on the petition site.

Commissioner Whilden stated that she appreciated the petitioner hosting a second community meeting at the neighbor's request.

Chairperson Welton shared that he had received messages of support from two neighbors in the past week. One of those individuals spoke at the public hearing.

### **MINORITY OPINION**

Commissioner Lansdell stated that he did not support the petition due to the setback on Mount Holly Road and the lack of multimodal access to services and retail. He also disagrees that the petition could facilitate the *2040 Comprehensive Plan* goal of establishing a 10 Minute Neighborhood.

Commissioner Neeley added that she did not support the petition due to lack of access to retail.

### **PLANNER**

Joe Mangum (704) 353-1908