Charlotte-Mecklenburg Planning Commission

ZC

Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2021-215

April 5, 2022

REQUEST	Current Zoning: CC LWCA (commercial center, Lake Wylie Critical Area) and I-1 LWCA (light industrial, Lake Wylie Critical Area) Proposed Zoning: MX-2 INNOV LWCA (mixed-use, innovative, Lake Wylie Critical Area)
LOCATION	Approximately 102 acres located north of Mount Holly Road and east of the Catawba River. (Outside City Limits)
PETITIONER	Longbranch Development

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

This petition is found to be consistent with the residential component of the recommendations of *the Catawba Area Plan* and inconsistent with the other two land use recommendations based on the information from the staff analysis and the public hearing, and because:

- The plan recommends office/retail/residential land use.

Therefore, 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 petition is consistent with the residential development in the Mount Holly Road and Mounty Holly-Huntersville Road corridor.
- The proposed site plan includes connections to the Catawba River with amenity areas and access to the river.
- The petition commits to transportation improvements including new traffic signals at Mount Holly Road & Belmeade Drive and Mount Holly Road & Access B, as well as a 12’ multi-use path along the site’s Mount Holly Road frontage.
- The petition proposes to develop “missing middle” housing in the form of single family attached residential and multifamily residential dwelling units.

The approval of this petition will revise the adopted future land use as specified by the *Catawba Area Plan*, from mixed use to residential up to 8 dwelling units per acre for the site.

Motion/Second:	Welton / Chirinos
Yeas:	Blumenthal, Chirinos, Ham, Samuel, and Welton
Nays:	None
Absent:	Spencer and Rhodes
Recused:	None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is consistent with the residential component of the recommendations of *the Catawba Area Plan* and inconsistent with the other two land use recommendations.

Committee member Chirinos inquired whether county related issues had been addressed. Staff replied that there were no outstanding Park & Recreation issues but that the petitioner had addressed stormwater issues related to labeling of the lake, stream, SWIM, and PCSO buffers.

Chairperson Samuel stated that she was aware that permits were required from Duke Energy to install the two proposed boat docks. She inquired if the petitioner was unsuccessful in obtaining a permit for the docks, that Park & Recreation would takeover the effort. Chairperson Samuel stated that it is important for the future residents to have access to the river.

Chairperson Samuel stated that she was aware that the petitioner was applying for annexation into the city. She encouraged anyone from the adjacent neighborhood who was listening to reach out to at large city council members to request annexation if they were interested in doing being annexed.

There was no further discussion of this petition.

PLANNER

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