



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2021-216

April 5, 2022

REQUEST

Current Zoning: R-3 (single family residential)
Proposed Zoning: R-8MF(CD) (multi-family residential, conditional)

LOCATION

Approximately 41.26 acres located on the west side of Old Holland Road, east of Interstate 85, and north of Morehead Road.
(Council District 4 – Johnson, County Commission District 3-Dunlap)

PETITIONER

DHIC, LLC

**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 **inconsistent** with the *Northeast Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential uses of no more than 4 dwelling units per acre.

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 provides a diversity of housing types in an area that is close to amenities and employment centers.
- The petition provides open space for the community.

The approval of this petition will revise the adopted future land use as specified by the *Northeast Area Plan*, from low density residential of no more than 4 DUA to multifamily residential uses of up to 8 DUA for this site.

Motion/Second: Welton / Chirinos

Yeas: Chirinos, Ham, Rhodes, Samuel, and Welton

Nays: None

Absent: Blumenthal, Spencer

Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is inconsistent with the adopted area plan.

Staff noted that the petitioner has committed to donate a conservation easement over the 18.5-acre portion of the site to the Catawba Lands Conservancy. Staff is re-evaluating their recommendation as it may be enough of a public benefit to offset staff's concerns, but staff needs more background from the petitioner on the conversations that they have had with the Catawba Lands Conservancy and to explore opportunities with Mecklenburg County Parks & Recreation.

Commissioner Welton noted that the petition is close to a lot of amenities specially Concord Mills. He noted that Petition 2021-028 located across Interstate I-85 was recently approved, and that petition proposed a significant square-footage of warehouse distribution, logistics, manufacturing, and office uses along with 488 multi-family apartments. He also pointed out the multi-family development on the Cabarrus County side connects to the proposed development.

There was no further discussion of this petition.

PLANNER

Michael Russell (704) 353-0225