



Zoning Committee Recommendation

Rezoning Petition 2022-052

November 1, 2022

REQUEST

Current Zoning: R-3 AIR LLWPA (single family residential, airport noise overlay, lower Lake Wylie protected area)
Proposed Zoning: R-17MF AIR LLWPA(CD) (multi-family residential, airport noise overlay, lower Lake Wylie protected area, conditional)

LOCATION

Approximately 1.9 acres located on the north side of Tuckaseegee Road, west of Toddville Road, and north of Interstate 85.
(Council District 3 - Watlington)

PETITIONER

Carolinas Properties, 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 *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The map recommends Neighborhood 1 place type.

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:

- There is a mix of single family detached, institutional and multi-family uses in the area.
- The petition increases the housing types and options in the area.
- The development provides a transition from the institutional use to the west to the single family homes to the east.
- The site is located on Tuckaseegee Rd. a minor thoroughfare, which is an appropriate street type for attached residential development.
- The plan limits the maximum number of units per building to 4, maximum height of 40 ft. so that building scale will be similar to what is allowed in single family residential zoning.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:

- 1: 10-Mintue Neighborhood
- 2: Neighborhood Diversity
- 5: Safe & Equitable Mobility

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

Motion/Second: Gaston / Rhodes

Yeas: Gaston, Gussman, Rhodes, Russell, Welton

Nays: None

Absent: Barbee, Harvey

Recused: None

ZONING COMMITTEE DISCUSSION

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

Commissioner Welton asked about any connectivity to the west of the site. Staff explained that the plan shows the proposed solid waste facility on the west side of the parking lot. Additionally the development is required to install a buffer around the site because of the adjacent zoning. The use west of the site is institutional but is zoned single family residential. A stub or connection was not required because the institutional use is served by a private driveway.

There was no further discussion of this petition.

PLANNER

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