



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2022-117

March 7, 2023

REQUEST

Current Zoning: R-3 LWPA (single family residential, Lake Wylie Protected Area)

Proposed Zoning: R-8MF(CD) LWPA (multi-family residential, conditional; Lake Wylie Protected Area)

LOCATION

Approximately 9.16 acres located on the northeast side of Old Plank Road, east of Brookshire Boulevard, and west of Harland Street.

(Council District 2 - Graham)

PETITIONER

Mungo Homes

**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 *2040 Policy Map* recommends Neighborhood 1.

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:

- Located along the northeast side of Old Plank Road, just east of state-maintained Brookshire Boulevard, this site is suitable for an infill development project that is considerate of the single family character in the area but that also allows for greater utilization of the land.
- The petition proposes up to 54 townhome units on a 9.13-acre site, equating to a little under 6 dwelling units per acre. The petition would allow for a moderate increase in density and flexibility in building forms over the existing zoning in a development style comparable to the subdivision under construction adjacent to the site along the southwest side of Old Plank Road.
- A Class C buffer is proposed along all boundaries of the rezoning area that are against existing single family homes. The buffer is 50' in width but may be reduced by 25% to 37.5' in width with the installation of a fence.

- The application of the Neighborhood 2 Place Type is appropriate for this site given the adjacent Neighborhood 1 and Neighborhood Center Place Types and the general infill development trends in the immediate area to slightly denser residential neighborhoods that are compatible with the existing single family developments.
- The petition would improve the current vehicular and pedestrian infrastructure with the construction of sidewalks and planting strips along all public streets, the installation of a 5' bike lane along Old Plank Road, and the completion and connection of Sidell Lane to the site.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities

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

Motion/Second: Rhodes / Harvey

Yeas: Gussman, Harvey, Lansdell, Rhodes, Welton

Nays: None

Absent: Gaston, Russell

Recused: None

ZONING COMMITTEE DISCUSSION

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

Chairman Gussman noted the petition provides connectivity to the existing stub street, Sidell Lane, since the petitioner commits to complete a connection from the stub into the site.

Commissioner Lansdell commented that the general area is in need of transportation infrastructure improvements given the amount of rezonings and general development. There was no further discussion of this petition.

PLANNER

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