



Zoning Committee Recommendation

Rezoning Petition 2022-017

April 2, 2024

REQUEST

Current Zoning: N-1 A (Neighborhood 1-A)
Proposed Zoning: B-2(CD) LWPA (General Business, Conditional, Lake Wylie Protected Area)

LOCATION

Approximately 1.66 acres located on the south side of Mt Holly-Huntersville Rd between Bellhaven Blvd and Abbington Holly Dr.
(Council District 2 - Graham)

PETITIONER

Alton Oliver Self, Jr.

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 6-0 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 place type for the site.

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 site is located on a major thoroughfare (Mount Holly-Huntersville Road) between a commercial node at Bellhaven Boulevard and Community Activity Center on either side of Brookshire Boulevard.
- The petition would upgrade the Mount Holly-Huntersville Road streetscape with an 8' planting strip and 12' multi-use path.
- The petition proposes to screen the proposed carwash use from adjacent multi-family stacked residential with a 27' Class B buffer.

The petition could facilitate the following *2040 Comprehensive Plan* Goals:

- o 5: Safe & Equitable Mobility
- o 8: Diverse & Resilient Economic Opportunity

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

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

**ZONING COMMITTEE
DISCUSSION**

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

There was no further discussion of this petition.

PLANNER

Joe Mangum (704) 353-1908