



Zoning Committee

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**REQUEST**

Current Zoning: R-MH LWPA (residential manufacturing housing, Lake Wylie Protected Area)  
Proposed Zoning: I-2(CD) LWPA (general industrial, conditional, Lake Wylie Protected Area)

**LOCATION**

Approximately 9.89 acres located on the west side of Cedarvale Road, north of Performance Road and east of Moores Chapel Road.  
(Outside City Limits)

**PETITIONER**

HK Cedarvale, LLC

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**ZONING COMMITTEE  
ACTION/ STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 6-1 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be inconsistent with the *Catawba Area Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends residential land use for this site.

However we find this petition to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

- The proposed industrial land use is consistent with continued pattern of industrial development in this area.
- The industrial land uses are restricted to I-1 uses and a contractor's storage area under I-2 which limits incompatibility with adjacent residential uses.
- The proposed development provides adequate buffers to adjacent residential uses through retention of existing tree canopy, and screening along Cedarvale Rd.
- The project proposes limiting left turn movements onto Cedarvale Rd. to limit impacts of traffic on the adjacent community.
- Cedarvale Road will be improved along the site's frontage to better accommodate additional traffic generated by the site.

The approval of this petition will revise the adopted future land use as specified by the *Catawba Area Plan*, from residential up to 6 dwelling units per acre to industrial land use for the site.

Motion/Second: Wiggins / Gussman  
Yeas: Gussman, Ham, McClung, Nwasike, Watkins,  
and Wiggins  
Nays: Spencer  
Absent: None  
Recused: None

#### **ZONING COMMITTEE DISCUSSION**

Staff provided a summary of the petition, noting the petitioner added language to the site plan prohibiting left turn movements onto Cedarvale Road. Staff identified an outstanding CDOT issue related to an eastbound Performance Drive 150-foot left turn storage lane. Staff stated the petition is inconsistent with the adopted plan, but recommended approval of the request.

The Committee inquired about the change in staff's recommendation since the public hearing. Staff responded that the petitioner worked with staff to address issues that would result in a better product, including sufficient buffers against existing single-family homes. A commissioner expressed concerns about the rezoning decreasing the amount of affordable housing. Another commissioner commented that while residential land is again being rezoned to accommodate industrial uses, it would support the tax base. A commissioner expressed concerns about compatibility between residential and industrial uses and the issue of equity. Staff noted that the conditional plan restricted industrial use to lighter I-1 uses with only the addition of a contractor storage yard, and that the applicant had done a good job overall of mitigation.

There was no further discussion of this request.

#### **MINORITY OPINION**

Commissioner Spencer stated that placement of industrial uses next to residential is inappropriate.

#### **PLANNER**

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