



Zoning Committee

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**REQUEST**

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

**LOCATION**

Approximately 5.5 acres located on the south side of Mt. Holly-Huntersville Road, east of Brookshire Boulevard.  
(Council District 2 - Harlow)

**PETITIONER**

James Poutier

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**ZONING COMMITTEE  
ACTION/ STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be **consistent** with the *Brookshire/I-485 Area Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends multi-family, office, and/or retail uses.

Therefore 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 site is located within the Brookshire/I-485 Mixed-Use Activity Center, as per the Centers Corridors and Wedges Growth Framework.
- The site is adjacent to a church, single family neighborhood and a mixed-use center under construction, which will include office, retail and multi-family uses.
- The proposed use is compatible with the existing developments in the area, and the mixed-use development under construction directly to the west and south.
- The proposed use is consistent with the recommended office and retail for the site per the Brookshire/I-485 Area Plan.

Motion/Second: McClung / Nwasike

Yeas: Gussman, Ham, McClung, Nwasike, Spencer, Watkins, and Wiggins

Nays: None

Absent: None

Recused: None

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the petition and mentioned updates to the site plan since the public hearing. Staff stated the petitioner had addressed all outstanding issues and that the request is consistent with the *Brookshire/I-485 Area Plan*. There was no further discussion.

**PLANNER**

Claire Lyte-Graham (704) 336-3782