



Zoning Committee

---

**REQUEST**

Current Zoning: R-3 LWPA (single-family residential, Lake Wylie Protected Area)  
Proposed Zoning: R-4 LWPA (single-family residential, Lake Wylie Protected Area)

**LOCATION**

Approximately 8.57 acres located at the southwest intersection of Old Plank Road and Baucom Street.  
(Council District 2 - Graham)

**PETITIONER**

Red Cedar Capital Partners

---

**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 *Northwest District Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends single family land uses for this site.

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 proposed R-4 zoning district, is consistent with the existing land use recommendation of single family up to 4 DUA for this site.
- The site is in an area that is predominantly residential in nature, and the R-4 zoning request would be compatible with the R-3 zoning found around the site; and
- The request would provide the ability to provide a moderate increase in the number of units, while maintaining compatibility and consistency with the area.

Motion/Second: McClung / Gussman

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 noted that it is consistent with the adopted area plan.

There was no further discussion of this petition.

**PLANNER**

Lisa Arnold (704) 336-5967