



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2020-153

March 2, 2021

REQUEST

Current Zoning: R-17MF LWPA (multi-family residential, Lake Wylie Protected Area) and R-3 LWPA (single family residential, Lake Wylie Protected Area)
Proposed Zoning: R-17MF(CD) LWPA (multi-family residential, conditional, Lake Wylie Protected Area)

LOCATION

Approximately 13.04 acres located along the north side of Mount Holly Road, south of Stoneyridge Drive, and northwest of Sonoma Valley Drive.
(Council District 2 - Graham)

PETITIONER

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 *Catawba Area Plan*, but it is inconsistent with the density recommendation based on the information from the staff analysis and the public hearing and because:

- The plan recommends residential; and
- The plan recommends 12 dwelling units per acre.

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 residential land use is consistent with the land use recommendation as per the *Catawba Area Plan*.
- The portion of the site along Mount Holly Road is already zoned for multi-family land uses at R-17MF.
- The site is located at the interchange of Interstate 485 and Mount Holly Road, adjacent to a future neighborhood serving retail center, which would support a higher density multi-family residential development.

The approval of this petition will revise the adopted future land use as specified by the *Catawba Area Plan*, from residential up to 12 DUA to residential up to 17 DUA land use for the site.

Motion/Second: Welton / Nwasike

Yeas: Barbee, Blumenthal, Kelly, McMillan, Nwasike, Samuel, and Welton

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 but inconsistent with the density recommendation.

One of the committee members commented on how they should consider cumulative impacts of infrastructure between nearby petitions. The committee member stated that petitioner provided transportation commitments that would help mitigate the impact to the existing transportation infrastructure.

There was no further discussion of this petition.

PLANNER

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