



Zoning Committee

## Zoning Committee Recommendation

Rezoning Petition 2020-162

March 2, 2021

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**REQUEST**

Current Zoning: NS LWPA (neighborhood services, Lake Wylie Protected Area)

Proposed Zoning: NS SPA LWPA (neighborhood services, site plan amendment, Lake Wylie Protected Area)

**LOCATION**

Approximately 6.11 acres located along the northwest side of Smith Farm Road, the southeast side of Corning Place, and south of Riverbend Village Drive.  
(Council District 2 - Graham)

**PETITIONER**

Mt Island Promenade, LLC

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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 Interchange Study* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends Residential/Office/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:

- This site in this petition was previously rezoned under Rezoning 2016-128. Rezoning 2016-128 approved 125 acres on the eastern side of Mt. Holly-Huntersville road for a large mixed-use development which included commercial, retail, and residential.
- Rezoning 2016-128 approved Development Area A-1 to have two principle buildings with no drive-through and only an accessory drive-through use for a bank in Development Area A.
- This petition seeks to amend the previous approved conditional plan to allow one drive-through in Development Area A-1 and an additional drive-through for a portion of Development Area A, labeled Development Area A-P on the site plan. There would be no increase in the previously approved square footage of the site.
- The petition commits to enhanced and complementary architectural details such as translucent windows, gable roofs, complementing wall textures.

- Along the site's frontage on each of the abutting Sugar Magnolia Drive and the opposite side of Smith Farm Road (where development occurs) the petitioner commits to providing an 8-foot planting strip and a 6-foot sidewalk to improve the pedestrian experience.

Motion/Second: Welton / Kelly

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.

A commissioner had concerns about school overcrowding. Staff stated the CMS memo needed to be revised since this petition was not adding any students.

There was no further discussion of this petition.

## **PLANNER**

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