



Legislation Details (With Text)

<b>File #:</b>	15-19060	<b>Version:</b>	1	<b>Name:</b>	
<b>Type:</b>	Zoning Item	<b>Status:</b>		Agenda Ready	
<b>File created:</b>	10/24/2022	<b>In control:</b>		Zoning Committee Work Session	
<b>On agenda:</b>	11/1/2022	<b>Final action:</b>			
<b>Title:</b>	Rezoning Petition: 2021-284 by Beacon Acquisitions, LLC & Crescent Communities				
<b>Attachments:</b>	1. 2021_284_PostHSA_DONE, 2. 2021_284_SitePlanRev_2022_10_20, 3. 2021_284_consistency				

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

**Rezoning Petition: 2021-284 by Beacon Acquisitions, LLC & Crescent Communities**

**Location:** Approximately 146.9 acres located on the west side of Rhyne Road, south of Mount Holly Road, and north of Belmeade Drive. (ETJ-BOCC: 2-Leake; Closest CC: 3-Watlington)

**Current Zoning:** I-1, I-2 (CD), R-3 LWPA (light industrial, general industrial, conditional, single-family residential, Lake Wylie - Protected Area)

**Proposed Zoning:** I-1 (CD) LLWPA (light industrial, Lake Wylie - Protected Area)

**Public Hearing Held:** October 17, 2022 - Item #22

**Staff Resource:** [Joe Mangum](#)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition upon resolution of outstanding issues related to transportation.

**Attachments:**

- Post-Hearing Staff Analysis
- Site Plan
- Statement of Consistency