



Legislation Text

File #: 15-20452, **Version:** 1

Rezoning Petition: 2022-160 by Penler Development, LLC

Location: Approximately 24.13 acres located along the south side of Mount Holly Road and east side of Creston Circle, west of Interstate 485. (ETJ-BOCC: 2-Leake; Closest CC: 2-Graham)

Current Zoning: I-1 LWPA LWCA (light industrial, Lake Wylie Protected Area, Lake Wylie Critical Area), B-2 LWPA LWCA (general business, Lake Wylie Protected Area, Lake Wylie Critical Area, R-3 LWPA LWCA (single family residential, Lake Wylie Protected Area, Lake Wylie Critical Area)

Proposed Zoning: R-12MF (CD) LWPA LWCA (multi-family residential, conditional, Lake Wylie Protected Area, Lake Wylie Critical Area)

Public Hearing Held: April 17, 2023 - Item #38

Staff Resource: [Joe Mangum](#)

Staff Recommendation:

Staff does not recommend approval of this petition in its current form. Staff may reevaluate its recommendation with a reduction in unit count and development outcomes that better align with the Neighborhood 1 Place Type.

Attachments:

Post-Hearing Staff Analysis
Site Plan
Statement of Consistency