



## Legislation Text

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

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### **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