



Zoning Committee

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<b>REQUEST</b>	Current Zoning: R-3 LWPA (single family residential, Lake Wylie Protected Area) Proposed Zoning: R-4 LWPA (single family residential, Lake Wylie Protected Area)
<b>LOCATION</b>	Approximately 17.77 acres located on the west side of Gum Branch Road, north of Tom Sadler Road. Council District 2 - Harlow
<b>PETITIONER</b>	Judson Stringfellow

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<b>ZONING COMMITTEE ACTION VOTE</b>	The Zoning Committee vote 7-0 to recommend APPROVAL of this petition. Motion/Second: McClung / Sullivan Yeas: Fryday, Majeed, McClung, McMillan, Nelson, Spencer, and Sullivan Nays: None Absent: None Recused: None
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**ZONING COMMITTEE DISCUSSION** Staff provided a summary of the petition and noted that it is located in the Lake Wyle Protected Area and consistent with the adopted area plan.

There was no further discussion of this conventional petition.

**ZONING COMMITTEE STATEMENT OF CONSISTENCY** The Zoning Committee voted 7-0 (motion by Majeed, seconded by McClung) to adopt the following statement of consistency:

The proposed rezoning is consistent with the *Northwest District Plan*, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family development.

Therefore this petition was found to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

- The petition is consistent with the adopted land use for the site of single family up to four dwelling units per acre; and
- The surrounding single family neighborhood includes a mix of zoning districts from R-3, R-4(CD) and MX-1(INNOV), that all allow for single family development; and
- The differences between R-3 (single family residential) and R-4 (single family residential) are relatively minor and both are appropriate for low density single family development.

**Planner** Michael Russell (704) 353-0225