



Zoning Committee

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**REQUEST**

Current Zoning: R-3 LWPA (single family residential, Lake Wylie Protected Area)  
Proposed Zoning: R-12MF LWPA (multi-family residential, Lake Wylie Protected Area)

**LOCATION**

Approximately 8.56 acres located on the south side of Mount Holly-Huntersville Road, east of Rozzelles Ferry Road and west of Brookshire Boulevard.  
(Council District 2 - Harlow)

**PETITIONER**

Sean Brady

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**ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY**

The Zoning Committee voted 5-1 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be inconsistent with the *Brookshire Boulevard/I-485 Area Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends mixed-use (multi-family/office/retail) uses.

However 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:

- The proposed rezoning to R-12MF would allow a use that is appropriate for the area and diversifies the density; and
- The subject site is a desirable location for the proposed use; and
- The proposal reflects a need for multiple options in housing types.

Motion/Second: Spencer / McMillan

Yeas: Fryday, McClung, McMillan, Spencer, and Sullivan

Nays: Majeed

Absent: None

Recused: Nelson

**ZONING COMMITTEE DISCUSSION**

Staff provided a summary of the petition and noted that it is inconsistent with the adopted area plan. Commissioner McClung noted the discussion at the City Council rezoning meeting regarding the capacity of the school in the area and indicated

that Charlotte-Mecklenburg Schools had since revised its memorandum, and concluded based upon the memorandum that schools were not an issue with this request. A Commissioner asked about the mix of uses and impacts on the number of vehicular trips of the Area plan uses versus the proposed use. CDOT staff responded that was a difficult determination because it depended upon the types of uses. A Commissioner inquired about rezonings in the area, and staff noted a mixed use project at the intersection of Brookshire Boulevard and Mount Holly Huntersville Road. A Commissioner noted that the site appeared to be within walking distance to retail uses.

There was no further discussion of this petition.

**MINORITY OPINION**

Commissioner Majeed noted that the request is inconsistent with the adopted plan.

**STAFF OPINION**

Staff disagrees with the recommendation of the Zoning Committee. The request is inconsistent with the adopted plan recommendation for a mix of multi-family/office/retail offices. This conventional request lacks details to show how compliance with the plan will be achieved. In addition, comparable rezonings have provided architectural and design notes committing to pitched roofs, usable porches and stoops, and design for corner/end units.

**PLANNER**

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