



Zoning Committee

REQUEST	Current Zoning: R-3 (single family, residential) Proposed Zoning: R-5(CD) (single family, residential, conditional)
LOCATION	Approximately 141.9 acres located on the south side of Camp Stewart Road east of Interstate 485, current site of Larkhaven Golf Course. (Outside City Limits)
PETITIONER	Meritage Homes of the Carolinas, Inc.

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be inconsistent with the *Albemarle Road/I-485 Interchange Study* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends park and open space based on the current use of the site as a golf course.

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 request will allow the redevelopment of the site with single family detached residential uses and will allow site design flexibility on the property which is encumbered by flood plain; and
- The proposed density of 2.46 dwelling units per acre is less than what is allowed under the current zoning and is less than the adopted plan recommendation of four dwelling units per acre; and
- The new development will extend street stubs and provide street extensions to abutting properties, which is consistent with the City Council connectivity policy.
- The request is compatible with the abutting established single family detached neighborhoods; and
- The proposal exceeds the minimum 10% tree save requirement, with a total of 14.2 acres of tree save area, and a substantial amount of open space, at 56.7 acres.

Motion/Second: Sullivan/McClung
Yeas: Fryday, Majeed, McClung, McMillan, Spencer, and Sullivan

Nays: None
Absent: Nelson
Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that there are no outstanding issues, and the petition is inconsistent with the adopted area plan. A committee member noted that per a site visit, the petition will be consistent with the surrounding neighborhood and the density is lower than that allowed under the current zoning.

A commissioner noted that the stubs streets from the adjacent neighborhood were already there and asked if the connections were part of the subdivision ordinance requirements? Staff responded that they are required by the subdivision ordinance.

There was no further discussion of this petition.

Planner

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