



Zoning Committee

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**REQUEST**

Current Zoning: R-8MF(CD) LWPA (multi-family residential, conditional, Lake Wylie Protected Area)

Proposed Zoning: R-5 LWPA (single family residential, Lake Wylie Protected Area)

**LOCATION**

Approximately 3.185 acres located on the west side of Rozzelles Ferry Road, south of Winding River Drive.  
(Council District 2 - Harlow)

**PETITIONER**

Riverbend Charlotte LLC

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**ZONING COMMITTEE  
ACTION/ STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be *inconsistent* with the *Northwest District Plan* with respect to proposed use but *consistent* with the *General Development Policies (GDP)*, based on information from the staff analysis and the public hearing, and because :

- The petition is inconsistent with the *Northwest District Plan* recommendation, as amended by rezoning petition 1998-56(C), for a day care and residential development sales office. The *General Development Policies (GDP)* supports the requested density of up to five dwelling units per acre.

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 will allow all uses in the R-5 (single family residential) district; and
- The proposed density of five dwellings per acre is supported by the *General Development Policies'* and
- The site is at the entrance of the Riverbend single family residential development and is consistent with the overall development pattern and context of the area.

Motion/Second: McClung / Samuels

Yeas: Fryday, Gussman, Ham, McClung, McMillan, Samuels, and Watkins

Nays: None

Absent: None

Recused: None

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the petition, noting the approved zoning allows for a day care or sales office in association with the

adjacent Riverbend neighborhood. Staff stated that the request is inconsistent with the *Northwest District Plan* as amended by the previous rezoning. There was no discussion of this petition.

**Planner**

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