



Zoning Committee

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**REQUEST**

Current Zoning: I-1 LWCA (light industrial, Lake Wylie Critical Area) and I-1 LWPA (light industrial, Lake Wylie Protected Area) and B-2 LWPA (general business, Lake Wylie Protected Area)  
Proposed Zoning: MX-2 LWCA (mixed use, Lake Wylie Critical Area) and MX-2 LWPA (mixed use, Lake Wylie Protected Area)

**LOCATION**

Approximately 10 acres located on the west side of Mt. Holly-Huntersville Road, south of Mt. Holly Road.  
(Outside City Limits)

**PETITIONER**

Dependable Development, Inc.

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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 consistent with the *Catawba Area Plan*, based on the information from the staff analysis and the public hearing and because:

- The *Catawba Area Plan* recommends residential, office and/or retail and use for this site.

Therefore 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 is consistent with the land use recommendation for this site; and
- The proposed density of this petition is consistent with Catawba Area Plan recommendation, that if residential is developed as a single use, the density should not be higher than 12 dwelling units per acre; and
- The proposed site plan provides the required street network for the site; and
- The proposed townhome development provides a mix of uses in a neighborhood serving center that is served by bus service.

Motion/Second: McClung / Samuel

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

Nays: None

Absent: None

Recused: None

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan. There was no further discussion of this petition.

**PLANNER**

Claire Lyte-Graham (704) 336-3782