



## **Zoning Committee Recommendation**

**Rezoning Petition 2019-010**

**April 2, 2019**

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**REQUEST**

Current Zoning: R-3 LWPA (single family residential, Lake Wylie Protected Area) and I-1 LWPA (light industrial, Lake Wylie Protected Area)

Proposed Zoning: R-6 LWPA (single family residential, Lake Wylie Protected Area) and R-8 LWPA (single family residential, Lake Wylie Protected Area)

**LOCATION**

Approximately 33.48 acres located on the east side of Brookshire Boulevard at the intersection of Old Plank Road. (Council District 2 - Harlow)

**PETITIONER**

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JDSI, LLC

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**ZONING COMMITTEE  
ACTION/ STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 6-1 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be consistent with the *Northwest District Plan* for most of the site and inconsistent for a portion of the site based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential use for most of the site, with multi-family development for the western portion and single family at four dwellings per acre for the eastern portion of the site. The plan recommends industrial use for a small portion of the site at the southwest corner.

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 R-6 zoning district is a single-family district that only permits detached dwellings by-right. The R-8 district is also a single-family district; however, it permits detached and attached dwellings (duplex, triplex, and quadplex) by-right.
- The rezoning of the northwest portion of the site for single family use at eight dwellings per acre represents a reduction in intensity from the plan recommendation of multi-family residential.
- Single family residential use at the east end at six dwellings per acre is an increase over the plan recommendation of four dwellings per acre, however, this is compensated by the reduced density to the west.

- The southwest portion of the site is recommended for industrial development. However, the adjacent area zoned for and expected to remain in industrial use is separated from the site by a proposed greenway and water quality buffer. This natural buffer will provide separation between residential use and the remaining industrial land use.
- The overall development unifies contiguous property with multiple land use recommendations into a single development.

The approval of this petition will revise the adopted future land use as specified by the *Northwest District Plan*, from multi-family residential, single family residential up to 4 dwellings per acre, and industrial, to single family residential use, with portions at 6 and 8 dwellings per acre for the site.

Motion/Second: Watkins / Ham  
Yea: Fryday, Gussman, Ham, McMillan, Samuel, and Watkins,  
Nays: Wiggins  
Absent: None  
Recused: None

#### ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is consistent with the *Northwest District Plan* for most of the site and inconsistent for a portion of the site.

The Committee voted to suspend the rules to ask the Petitioner if the site had utility rights-of-way on the property. The Petitioner confirmed that there were gas and power line rights-of-way on the property which lower the buildable acreage. A Commissioner voiced concern about people living near large powerlines.

There was no further discussion of this petition.

#### MINORITY OPINION

The dissenting Commissioner felt the hazards of gas and power lines transecting the property are detrimental to quality of life.

#### PLANNER

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