



Zoning Committee

REQUEST

Current Zoning: R-3 LWPA (single family residential, Lake Wylie Protected Area)
Proposed Zoning: I-2(CD) LWPA (general industrial, conditional, Lake Wylie Protected Area)

LOCATION

Approximately 8.70 acres located on the west side of Rhyne Road, south of Mt. Holly Road, west of I-485.
(Outside City Limits)

PETITIONER

BSL Galbreath Inc.

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

- The plan recommends residential land uses up to 4 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:

- While the subject property is planned for single family residential development, recent rezonings and development have resulted in more industrial and non-residential zoning districts and uses in the area.
- The proposed plan has provided a list of uses that eliminates potential compatibility issues with adjacent residential uses.
- The proposed development provides significant buffers to adjacent properties to mitigate any potential impacts.
- The construction of sidewalks and planting strips along the site's frontage will help to facilitate improvements to the pedestrian network in this area.

The approval of this petition will revise the adopted future land use as specified by the *Catawba Area Plan*, from residential up to 4 dwelling units per acre to industrial use for the site.

Motion/Second: Gussman / Nwasike
Yeas: Gussman, Ham, McClung, Nwasike, Spencer,
Watkins, and Wiggins
Nays: None
Absent: None
Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the request stating the petitioner addressed most of the outstanding issues except an item related to design. Staff identified streetscape improvements and It was noted the petitioner added prohibited uses to mitigate impacts on adjacent residential uses, and to better reflect intent to utilize the site for light industrial activities. Staff further noted that the area is transitioning more away from residential to industrial with close proximity to the airport and I-485. A Commissioner asked about the tree canopy and lack of trees on the site and staff responded trees would be required in accordance with the tree ordinance. Another commissioner noted that the area was less desirable for new residential due to airport related flightpaths and noise. There was no further discussion of this request.

PLANNER

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