



Zoning Committee

---

---

**REQUEST**

Current Zoning: R-3 LWPA (single family residential, Lake Wylie Protected Area)  
Proposed Zoning: MX-2 LWPA (mixed use, Lake Wylie Protected Area)

**LOCATION**

Approximately 43.58 acres located on the southwest side of Belmeade Drive, northwest of Rhyne Road.  
(Outside City Limits)

**PETITIONER**

Diamondback Acquisitions

---

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

- The plan recommends up to 4 dwelling units per acre.

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 petition is consistent with the land use and density recommendation for the site as per the Catawba Area Plan.
- The proposed development provides transportation improvements, including providing needed right-of-way for construction of the Sam Wilson Road extension.
- The proposed development will provide a mix of housing types within the project area.
- The proposed development provides a reasonable buffer between the attached single family and the existing single family on adjacent properties.

Motion/Second: Wiggins / McClung

Yeas: Gussman, Ham, McClung, Nwasike, Watkins, and Wiggins

Nays: Spencer

Absent: None

Recused: None

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the petition, noting changes since the public hearing including reduction in the number of units from 170 to 165, and provision of additional screening along property lines not separated by common open space. Staff stated all outstanding issues had been addressed and that the request is consistent with the adopted plan.

A commissioner expressed concerns with school capacity. Another commissioner noted that he and an additional commissioner are appointed by the CMS board, and consider approval or denial of a project based upon school infrastructure (adequate public facilities). He further expressed concern that more often CMS provides quantitative assessments rather than qualitative, thus impacting decision-making.

There was no further discussion of this petition.

**MINORITY OPINION**

Commissioner Spencer expressed concerns about ambiguity regarding impacts on local schools in relation to adequate public facilities; the rezoning is expected to generate 53 additional students at an estimated capital cost of \$1,802,000. The development is not located near any existing amenities and will be completely auto-dependent, which contradicts the goals of an adopted Council policy, the Strategic Energy Action Plan.

**PLANNER**

Claire Lyte-Graham (704) 336-3782