

**ZONING COMMITTEE
RECOMMENDATION**

June 28, 2006

Rezoning Petition No. 2006 - 61

Property Owner: Melvin and Hilda Motsinger

Petitioner: Mike Parks of Tryon Coastal Ventures

Location: Approximately 19.2 acres located north of York Road and west of Greybriar Forest Lane.

Request: R-3, single-family to R-8MF(CD), multi-family conditional district.

Action: The Zoning Committee voted unanimously to recommend **APPROVAL** of this petition.

Vote:

Yeas:	Carter, Cooksey, Farman, Howard, Ratcliffe, and Sheild
Nays:	None
Absent:	Hughes

Summary of Petition

This request proposes to rezone approximately 19.2 acres to R-8MF(CD) to allow 130 for sale townhomes at a density of 6.8 dwelling units per acre.

Zoning Committee Discussion/Rationale

Mr. MacVean reviewed the petition and noted that there were no outstanding issues.

Statement of Consistency

Commissioner Carter made a motion to find this petition consistent with adopted plans. Commissioner Howard seconded the motion, which was approved unanimously.

Vote

Upon a motion made by Howard and seconded by Carter, the Zoning Committee unanimously recommended approval of this petition.

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee.