

**ZONING COMMITTEE  
RECOMMENDATION  
April 25, 2007**

---

**Rezoning Petition No. 2007-048**

**Property Owner:** Provident Development Group, Inc.

**Petitioner:** Provident Development Group, Inc.

**Location:** Approximately 2.14 acres located on the northeast side of Amos Smith Road between Bright Road and Beatty Drive

**Center, Corridor or Wedge:** Wedge

**Request:** R-5 (LWCA), single family residential to MX-2 (Innovative) (LWCA), mixed use district, innovative all within the Lake Wylie Critical Area

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

**Vote:** Yeas: Carter, Chiu, Randolph, Ratcliffe, Sheild and Simmons

Nays: None

Absent: Loflin

**Summary of Petition**

This petition proposes to rezone 2.14 acres to MX-2 in order to be developed as a part of the Vineyard at Lake Wylie town home development. The site plan accompanying this petition shows the parcel incorporated into the previously approved town home development which surrounds it. Approximately 10.5 town home units are located on the site. This addition will allow the development of no more than 278 attached single family home or detached single-family homes on a total of 84.14 acres.

**Zoning Committee Discussion/Rationale**

Keith MacVean reviewed the petition and noted that all outstanding comments were addressed prior to the public hearing. The request is consistent with the *Dixie Berryhill Strategic Plan* in terms of land use but not in terms of density. However, staff is recommending approval of this petition.

### **Statement of Consistency**

Upon a motion made by Commissioner Ratcliffe and seconded by Commissioner Carter the Zoning Committee unanimously found this petition to be inconsistent with the *Dixie Berryhill Strategic Plan* but reasonable and in the public interest.

### **Vote**

**Upon a motion made by Commissioner Carter and seconded by Commissioner Simmons the Zoning Committee voted unanimously to recommend approval of this petition.**

### **Staff Opinion**

Staff agrees with the recommendation of the Zoning Committee.