

**ZONING COMMITTEE  
RECOMMENDATION  
July 26, 2006**

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**Rezoning Petition No. 2006-098**

**Property Owner:** Cambridge Properties, Inc, Cambridge-Catawba, LLC

**Petitioner:** KenKayla Real Estate LLC

**Location:** Approximately 1.4 acres located on the north side of Mt. Holly-Huntersville Road just east of Mt. Holly Road

**Request:** B-1 (CD) LWPA, neighborhood business conditional district to B-2 (CD) LWPA, general business conditional district within the Lake Wylie Protected Area.

**Action:** The Zoning Committee voted unanimously to recommend **APPROVAL** of this petition with the following modification:

- An internal sidewalk will be provided between the parking for the proposed restaurant and the shopping center parking. The sidewalk will extend from the main center to Mt. Holly Huntersville Road.

**Vote:**

Yeas:	Carter, Cooksey, Loflin, Ratcliffe, Sheild, and Simmons
Nays:	None
Absent:	None

**Summary of Petition**

This petition proposes to allow the development of a Sonic Drive-in-service restaurant in an existing shopping center. The site plan accompanying this petition indicates a maximum of 64,692 square feet of retail uses with drive in restaurants allowed only of the parcel "B." All conditions applying to the commercial development from the 2000-139 rezoning have been transferred to the new site plan.

**Zoning Committee Discussion/Rationale**

Keith MacVean reviewed the petition and noted that the petitioner agreed to install an internal sidewalk between the parking for the proposed restaurant and the shopping center parking. The sidewalk will extend from the main center to Mt. Holly Huntersville Road. All other outstanding site plan issues have been resolved and staff is recommending approval.

### **Statement of Consistency**

Commissioner Carter made a motion to find this petition consistent with the Northwest District Plan. Commissioner Loflin seconded the motion, which was approved unanimously.

### **Vote**

**Upon a motion made by Loflin and seconded by Carter, the Zoning Committee unanimously recommended approval of this petition, as modified.**

### **Staff Opinion**

Staff agrees with the recommendation of the Zoning Committee.