

**ZONING COMMITTEE  
RECOMMENDATION  
September 26, 2007**

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**Rezoning Petition No. 2007-114**

**Property Owner:** Faison-Hollow, LLC

**Petitioner:** Faison-Hollow, LLC

**Location:** Approximately 33.70 acres located at the intersection of Quail Wood Drive and Quail Forest Drive.

**Center, Corridor or Wedge:** Wedge

**Request:** R-3, single-family and R-20MF, multi-family, conditional to MX-2, mixed use innovative.

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

- The petitioner has added a note that all lighting will be fully shielded.
- The petitioner has addressed Mecklenburg County Park and Recreation Department comments.
- The petitioner has labeled open space areas and indicated the types of pedestrian amenities that will be provided.
- The petitioner has addressed outstanding storm water issues.

**Vote:**

Yeas:	Howard, Johnson, Loflin, Randolph, Rosenburgh, and Sheild
Nays:	None
Absent:	Lipton

**Summary of Petition**

This request proposes to redevelop a 33.7 acre site occupied by 232 apartments with up to 229 single-family attached and multi-family for sale dwelling units at an overall site density of 6.8 dwelling units to the acre.

**Zoning Committee Discussion/Rationale**

Keith MacVean reviewed the petition and noted that it is consistent with the *South District Plan* and that all outstanding site plan issues have been addressed.

### **Statement of Consistency**

Upon a motion made by Commissioner Sheild and seconded by Commissioner Johnson, the Zoning Committee unanimously found this petition to be consistent with the *South District Plan* and to be reasonable and in the public interest.

### **Vote**

**Upon a motion made by Commissioner Loflin and seconded by Commissioner Sheild, the Zoning Committee voted unanimously to recommend APPROVAL of this petition as modified.**

### **Staff Opinion**

Staff agrees with the recommendation of the Zoning Committee. Staff would like to request that Council defer their decision if a revised site plan with modifications has not been received by Staff.