



Zoning Committee

---

---

**REQUEST**

Current Zoning: CC, LWPA (commercial center, Lake Wylie Protected Area)  
Proposed Zoning: CC SPA, LWPA (commercial center site plan amendment, Lake Wylie Protected Area)

**LOCATION**

Approximately 26.59 acres located in the southeastern corner of the intersection of Rhyne Road and Mount Holly Road.  
(Outside City Limits)

**PETITIONER**

Impact, LLC

---

**ZONING COMMITTEE  
ACTION/ STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 7-0 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 residential, office, and/or retail for the site.

Therefore, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- The proposed use is consistent with the mixed-use recommendation for the site of residential/office and/or retail.
- The site is located at the interchange of Mount Holly Road and Interstate 485, where other mixed-use developments have been approved.
- The proposed multi-family development is not adjacent to any existing or proposed single-family uses, but retail uses only, and across from light industrial.
- Multi-family development at this location would provide a mix of housing types in the general vicinity.
- The site is in close proximity to a pair of bus stops for CATS Route 18.

Motion/Second: Barbee / Welton

Yeas: Barbee, Blumenthal, Kelly, McMillan, Nwasike, Samuel, and Welton

Nays: None

Absent: None

Recused: None

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan.

A committee member inquired about the roadway improvements committed to in this site plan amendment proposal in comparison to those outlined in the previous rezoning. CDOT staff replied that there were fewer daily vehicle trips with the proposed site plan amendment than in the 2008 rezoning and that the transportation commitments are proportional to the daily vehicle trips proposed. In addition to a \$200,000 contribution towards improvements at the intersection of Mount Holly Road and Rhyne Road, the petitioner has committed to install a left and right turn lane and multi-use path along Rhyne Road. There was also some discussion concerning the lack of retail in this petition. Staff explained that retail would still be possible on the remaining 40 acres encompassed in the 2008 rezoning.

**PLANNER**

Joe Mangum (704) 353-1908