



Zoning Committee

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**REQUEST**

Current Zoning: R-3 LWPA (single family residential, Lake Wylie Protected Area)  
Proposed Zoning: R-4 LWPA (single family residential, Lake Wylie Protected Area)

**LOCATION**

Approximately 0.62 acres located at the northeast corner of the intersection of Old Plank Road and Chapman Street.  
  
(Council District 2 - Graham)

**PETITIONER**

Carlevatti Holdings LLC

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**ZONING COMMITTEE  
ACTION/ STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 5-1 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be **consistent** with the *Brookshire/I-485 Interchange Study* based on the information from the staff analysis and the public hearing, and because:

- The *Study* recommends single family residential at up to four dwelling units per acre.

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 rezoning is consistent with the land use recommendation for this site.
- The subject parcel is a corner lot with frontage on both Old Plank Road and Chapman Street.
- Future development of this site would be consistent with the established development pattern in the surrounding area.

Motion/Second: Barbee / Kelly

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

Nays: Samuel

Absent: Nwasike

Recused: None

**ZONING COMMITTEE  
DISCUSSION**

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

A question was raised regarding whether a representative from the City Arborist's office was present in the meeting and if there would be any protection for the mature trees on the site. Staff replied that there is no arborist on the call and that the fate of the trees would be determined during permitting as this is a conventional petition with no site plan.

**MINORITY OPINION**

Chairperson Samuel stated that she is opposed to the rezoning due to the lack of protection for the mature trees on the site. Furthermore, she is concerned about setting a precedent for upzoning without a site plan since this area has high tree density. She expressed particular concern that approving this rezoning without a site plan would set a development precedent in this area and subsequent degradation of the mature tree canopy in this part of the city.

**PLANNER**

Joe Mangum (704) 353-1908