

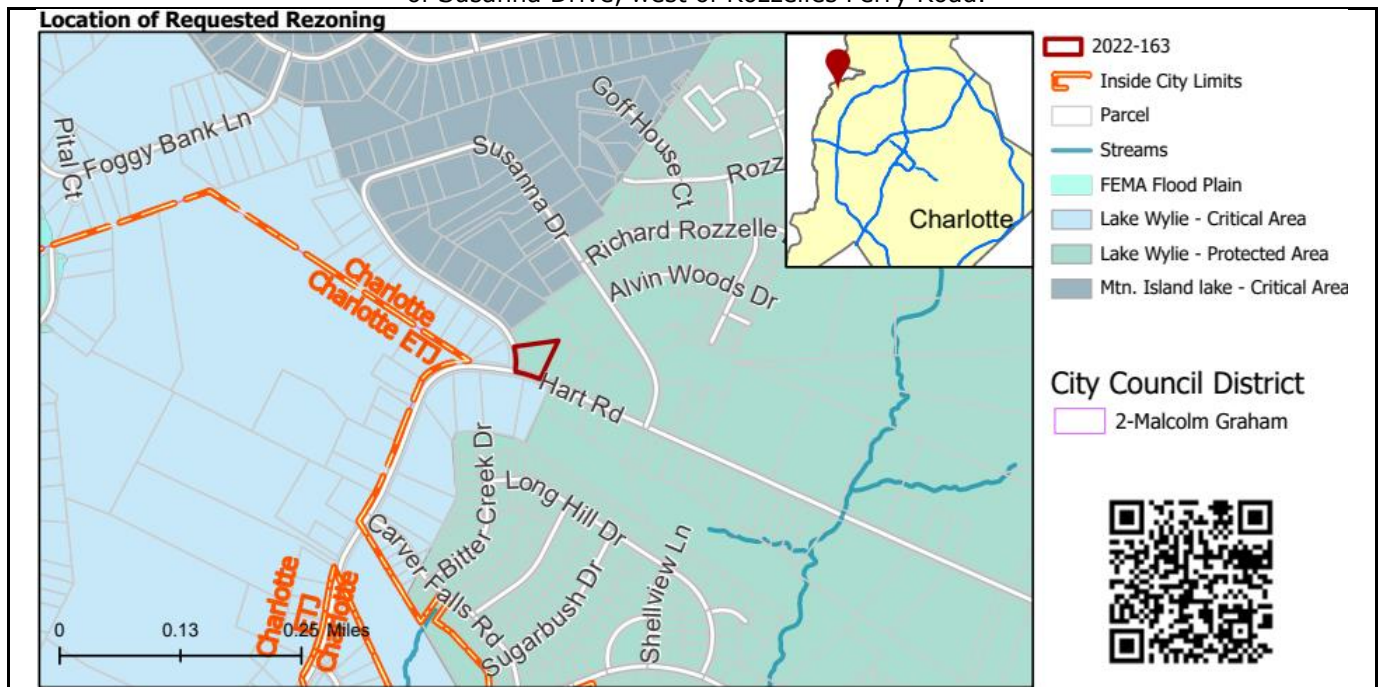
## REQUEST

Current Zoning: R-3 LWPA (Single Family Residential, Lake Wylie Protected Area).

Proposed Zoning: R-6 LWPA (Single Family Residential, Lake Wylie Protected Area).

## LOCATION

Approximately 0.55 acres located on the north side of Hart Road and east side of Susanna Drive, west of Rozzelles Ferry Road.



## SUMMARY OF PETITION

The petition proposes uses that are both permitted by right or under prescribed conditions in the R-6 (Single Family Residential) zoning district.

## PROPERTY OWNER

Carolina Holdings Five LLC

## PETITIONER

Carolina Holdings Five LLC

## AGENT/REPRESENTATIVE

Russell Fergusson

## COMMUNITY MEETING

Meeting is not required.

## STAFF RECOMMENDATION

Staff recommends approval of this petition.

### Plan Consistency

The petition is **consistent** with the *2040 Policy Map* recommendation for Neighborhood 1 place type.

### Rationale for Recommendation

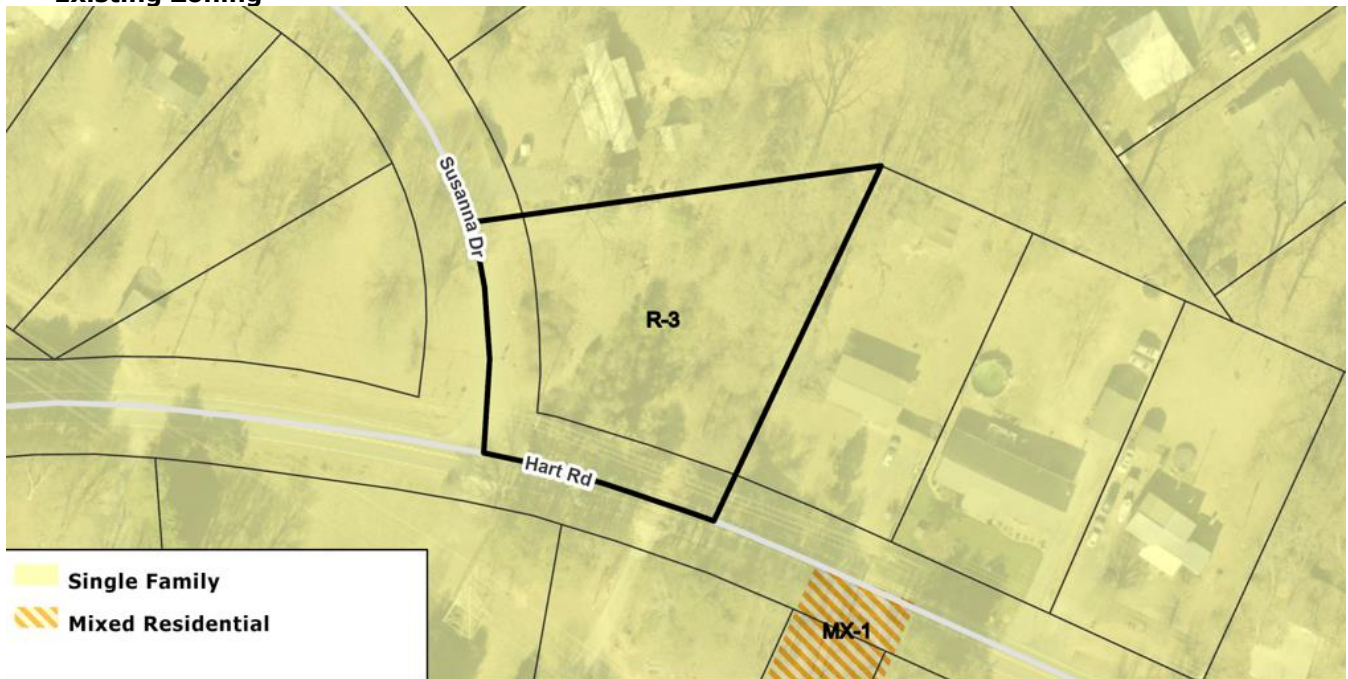
- The petition's proposal for the R-6 zoning district, which translates to N1-D, is consistent with Neighborhood 1 Place Type and would help facilitate the goal of providing areas for neighborhoods with a variety of housing types, where single family housing is the primary use.

- The Neighborhood 1 Place Type may consist of smaller lot single family detached and attached dwellings. Additionally, this place type can allow for parks, religious institutions and neighborhood scaled schools.
- The character of this place type would align with the overall character design of the area.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
  - 2: Neighborhood Diversity & Inclusion
  - 9: Retain Our Identity & Charm

- **Proposed Request Details**

This is a conventional rezoning petition with no associated site plan.

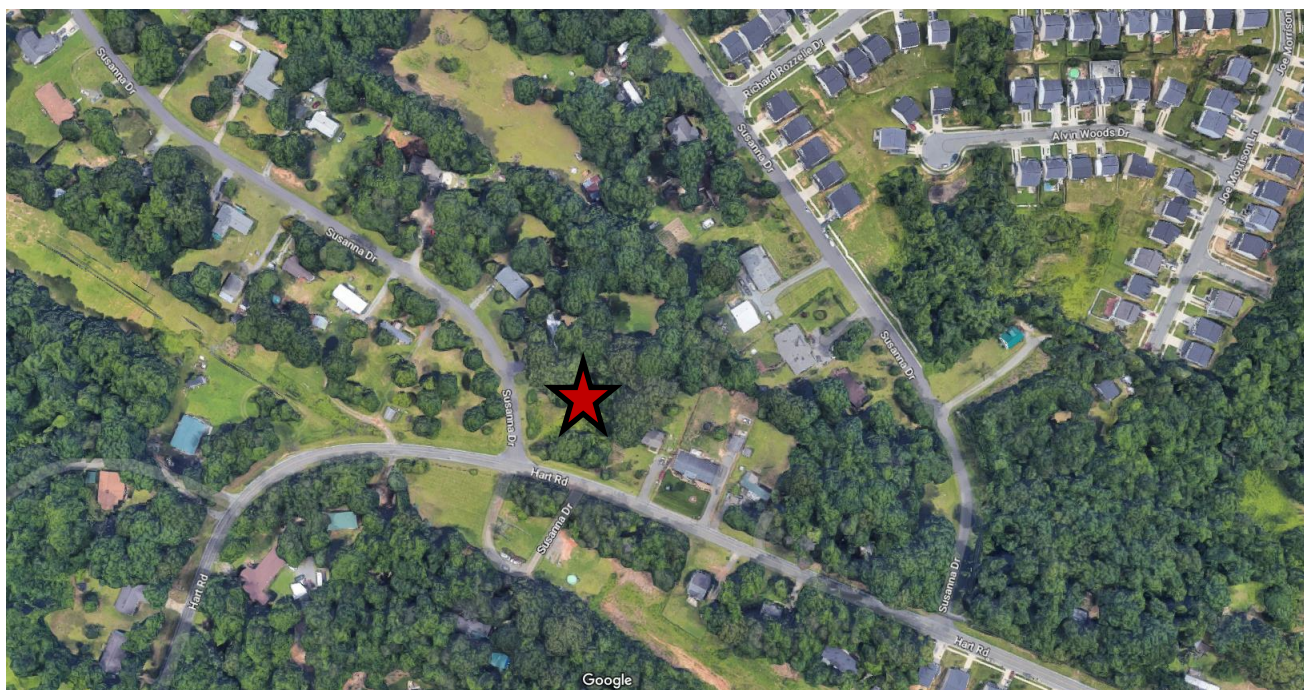
- **Existing Zoning**



- The site is currently vacant with no structures built on site. There are single family residences along Hart Road and Susanna Drive which surround the site.

Existing Zoning	Translated Zoning	Recommended Place Type
R-3	N1-A	Neighborhood 1





The site is denoted with a red star above. The site is currently vacant and is surrounded by residential dwellings, indicating an established neighborhood area. About .5 miles to the northeast of the site are some small businesses such as restaurants, dentist, and daycare with Charlotte Mecklenburg Library within this .5 mile radius.



The site is currently vacant.





North of the site are manufactured homes that are zoned as single family residential.



East of the rezoning site are single family homes.





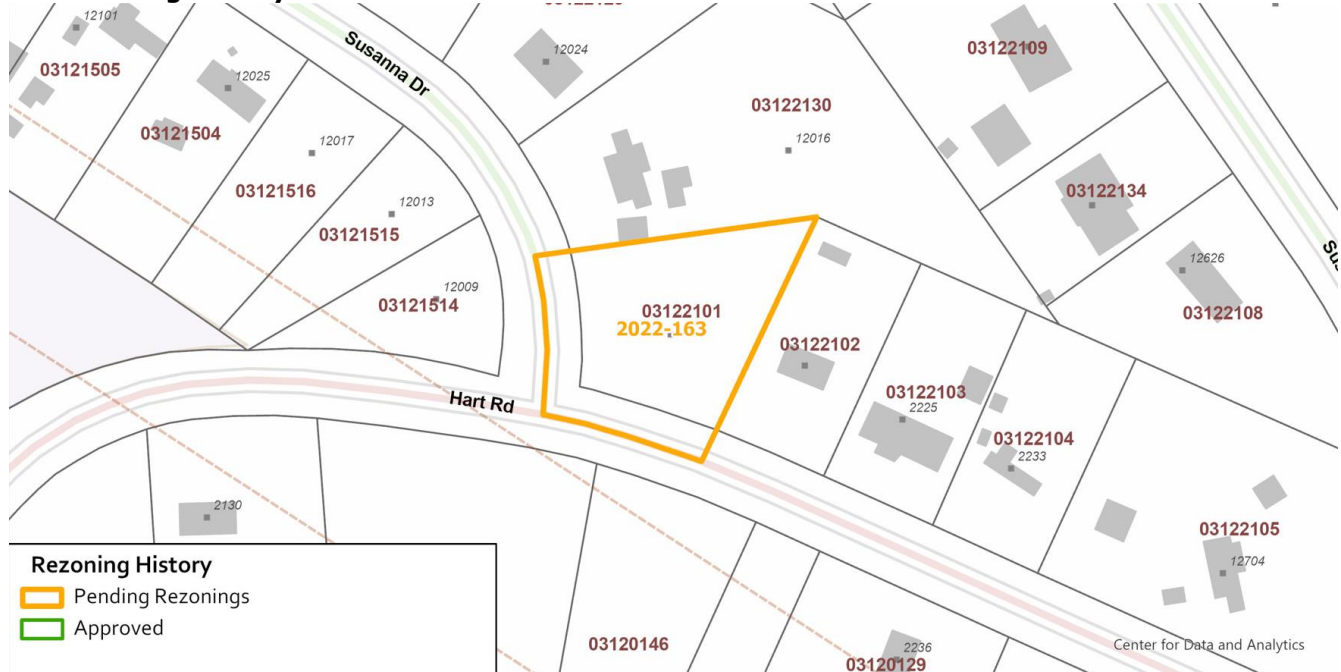
South of the site is an electrical tower.



West of the site are residential homes generously spaced apart between each other.

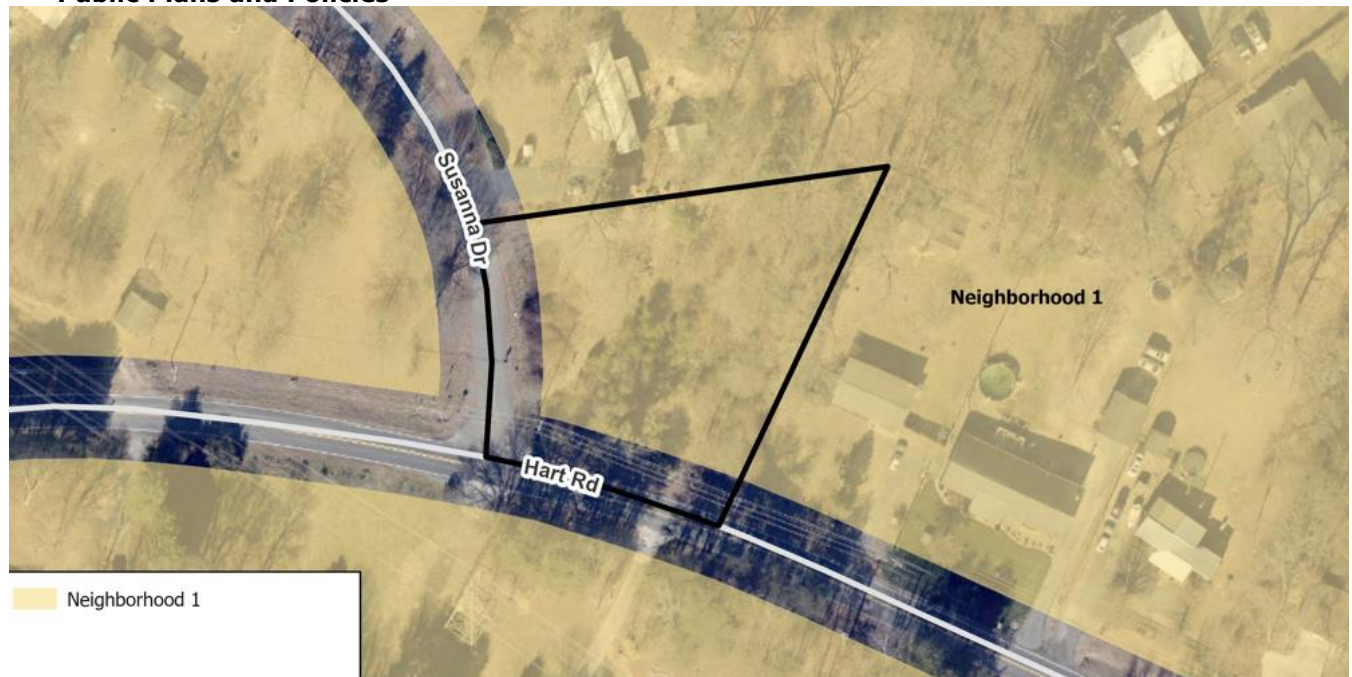


- Rezoning History in Area**



Petition Number	Summary of Petition	Status
	No Recent Rezoning in the area.	

- Public Plans and Policies**



- The 2040 Policy Map (2022) calls for Neighborhood 1 place type.

- **TRANSPORTATION SUMMARY**

- The site is located on the northside of Hart Road, a State-maintained minor collector east of Susanna Drive, a City-maintained local street. The petition is located in a northwest wedge outside of Route 4.
- **Active Projects:**
  - Hartwood Subdivision
    - 14 Lot single family subdivision located at 2413 Hart Road
    - Project in progress
- **Transportation Considerations**
  - No outstanding issues.
- **Vehicle Trip Generation:**
  - Current Zoning:
    - Existing Use: 0 trips per day (based on a vacant lot).
    - Entitlement: 10 trips per day (based on 1 dwelling unit).
  - Proposed Zoning: 25 trips per day (based on 3 dwelling units).

**DEPARTMENT COMMENTS**

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No comments submitted.
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Police Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Development allowed with the existing zoning could generate 0 students, while development allowed with the proposed zoning may produce 1 student. Therefore, the net increase in the possible number of students generated from existing zoning to proposed zoning is 1
  - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
    - Mountain Island Lake Academy Elementary remains at 134%
    - Mountain Island Lake Academy Middle remains at 134%
    - Hopewell High remains at 99%.
- **Charlotte Water:** No comments submitted.
- **Erosion Control:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** No comments submitted.
- **Mecklenburg County Parks and Recreation Department:** No comments submitted.
- **Stormwater Services Land Development Engineering:** No comments submitted.
- **Storm Water Services:** No comments submitted.
- **Urban Forestry / City Arborist:** No comments submitted.

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**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**  
**Planner:** Emma Knauerhase (704)-432-1163