



Zoning Committee

**REQUEST**

Current Zoning: R-3 LWPA (single family residential, Lake Wylie Protected Area)  
Proposed Zoning: MX-2 Innov LWPA (mixed use, innovative, Lake Wylie Protected Area)

**LOCATION**

Approximately 43.72 acres located on the south side of Mt. Holly-Huntersville Road and north side of Interstate 485, west of Oakdale Road.  
(Adjacent to City Council District 4 – Johnson  
County Commission District 1-Powell)

**PETITIONER**

Taylor Morrison

**ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY**

The Zoning Committee voted 5-2 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

**To Approve:**

This petition is found to be **inconsistent** with the *2040 Policy Map (2022)* based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map (2022)* recommends the Neighborhood 1 Place Type for this site.

However, 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 plan would add to the variety of housing options in the area.
- The proposed building forms of single family, duplexes and triplexes are consistent with the Neighborhood 1 Place Type.
- The petition proposes streetscape improvements of an 8-foot planting strip and 12-foot multi-use path on Mount Holly-Huntersville Road.
- The proposed plan includes a 50-foot Class C landscape buffer around the whole site, except along the north parcels where it's reduced with a screening fence.
- The proposed site plan includes an amenity corridor totaling about 1.6 acres to include a minimum of three of the following elements: covered pavilion/shelter,

benches, picnic tables, leasing office, maintenance buildings, fitness facility/yoga room, gathering room, pool, butterfly garden, and/or dog park.

- The proposed plan includes additional amenities including a pedestrian trail and a dog park.
- The site plan includes proposed future street connections with stubs on the north, east and west sides of the site.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
  - 1: 10 Minute Neighborhoods
  - 2: Neighborhood Diversity & Inclusion
  - 5: Safe & Equitable Mobility
  - 6: Healthy, Safe & Active Communities
  - 7: Integrated Natural & Built Environments

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Neighborhood 1 Place Type to the Neighborhood 2 Place Type for the site.

Motion/Second: Gaston / Harvey  
 Yeas: Gaston, Gussman, Harvey, Lansdell, Welton  
 Nays: Rhodes, Russell  
 Absent: None  
 Recused: None

**ZONING COMMITTEE DISCUSSION**

Staff provided a summary of the petition and noted that it is inconsistent with the *2040 Policy Map*.

Commissioner Welton stated that the form is the basis for the inconsistency but cautioned sometimes it doesn't align with policy.

Commissioner Russell stated that this petition is similar to Petition 2022-084 in that it is isolated and far away from any services. Commissioner Russell commended the proposal on the unit mix and type, and the innovative standard of no minimum lot widths.

Lansdell asked what the rationale was to reduce the setback to 14-feet back of curb along the private streets. The staff clarified that it was the developer's proposal under the innovative standards provisions in the Zoning Ordinance.

There was no further discussion of this petition.

**MINORITY OPINION**

Due to the isolation of the site the petition does not align with the 10-minute neighborhood goal of the *2040 Comprehensive Plan*.

**PLANNER**

Michael Russell (704) 353-0225