



Zoning Committee

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**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 10.18 acres located along the north side of Hart Road, east of Susanna Drive, and west of Rozzelles Ferry Road.(Council District 2 - Graham)

**PETITIONER**

Carolina Holdings Three LLC

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**ZONING COMMITTEE  
ACTION/ STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

**To Approve:**

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

- 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

Motion/Second: Lansdell / Gaston

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

**ZONING COMMITTEE  
DISCUSSION**

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

There was no further discussion of this petition.

**PLANNER**

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