



Zoning Committee

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**REQUEST**

Current Zoning: R-22MF, HD (multi-family residential, historic district overlay)  
Proposed Zoning: UR-2(CD), HD (urban residential, conditional, historic district overlay), with five-year vested rights

**LOCATION**

Approximately 0.87 acres located on the north side of West Kingston Avenue, west of South Tryon Street.  
(Council District 3 - Mayfield)

**PETITIONER**

The Drakeford Company

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**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 inconsistent with the *Central District Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends retail for the subject site.

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

- The subject site is located at the edge of the Wilmore Historic District. West of the site are single family homes, also part of the historic district. East of the site are commercial uses.
- The proposed residential density of 19.10 dwelling units per acre provides a transition between the commercial uses along South Tryon Street and the low density single family along the north side of West Kingston Avenue.
- The existing R-22MF (multi-family residential) zoning would allow residential development at the density being proposed.
- The building setback shown on the site plan matches the setback of the buildings currently located on the site and is compatible with other setbacks along West Kingston Avenue

The approval of this petition will revise the adopted future land use map as specified by the *Central District Plan*, from retail to residential up to 22 dwelling units per acre for the site.

Motion/Second: Wiggins / Gussman  
Yeas: Fryday, Gussman, Ham, McMillan, Samuel,  
Watkins, and Wiggins  
Nays: None  
Absent: McClung  
Recused: None

**ZONING COMMITTEE  
DISCUSSION**

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

Staff noted reviewed the changes on the site plan since the last time the Zoning Committee reviewed the plan. The changes include the following:

- Revised the plan to show three proposed buildings adjacent to the existing single-family homes.

One Commissioner asked a question about the proposed changes and if they were in response to the Historic District Commission's hearing on the site. Staff responded that the changes were made in reference to the last meeting with the Historic District Commission.

There was no further discussion of this petition.

**PLANNER**

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