



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2021-268

July 5, 2022

REQUEST

Current Zoning: R-5 (single family residential)
Proposed Zoning: R-8 (single family residential)

LOCATION

Approximately 0.25 acres located at the southeast intersection of Drummond Avenue and Pinckney Avenue, south of Matheson Avenue.
(Council District 1 - Egleston)

PETITIONER

THR Holdings, LLC

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 5-0 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 policy map recommends Neighborhood 1 for the site.

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:

- This parcel is a corner lot along the intersection of Drummond Avenue and Pinckney Avenue, making it an appropriate location for a slight increase in allowable density.
- This rezoning would allow for the site to be subdivided into two lots to build out a maximum in two single family homes, a modest increase in the existing allowable density which limits the site to one single family home.
- This petition is consistent with the area plan's recommendation for single family land uses and promotes diverse housing options.

Motion/Second: Russell / Barbee

Yeas: Barbee, Gaston, Gussman, Harvey, Russell

Nays: None

Absent: Samuel, Rhodes

Recused: None

**ZONING COMMITTEE
DISCUSSION**

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

Chairman Gussman asked if a duplex had been considered on the site given that it is a corner lot. Staff responded that there was initial hesitancy in the pre-sub to have this parcel redeveloped into something that would not fit into the character of the neighborhood; R-8 allowing for two single family homes on the property seemed like a more comfortable shift that still allowed for a slight increase in density. Chairman Gussman followed up that either land uses of single family detached or attached housing would be appropriate here.

There was no further discussion of this petition.

PLANNER

Holly Cramer (704) 353-1902