



**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), 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 City Council hold a new public hearing on this petition for the reasons as follows:

- New site design and building orientation;
- Proposes two new access points along West Kingston Avenue;
- Proposed changes will require another hearing with the Historic District Commission;
- Scale and massing change adjacent to single-family.

Motion/Second: Gussman / McClung

Yeas: Fryday, Gussman, Ham, McClung, McMillan, Samuel, and Watkins

Nays: None

Absent: None

Recused: None

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the changes on the petition since the last public hearing. The site plan had been modified to show two driveway accesses points off of West Kingston Avenue, building massing was changing adjacent to the existing single-family home, and new building orientation on the site. Staff noted that the changes would have to go back through the Historic District Commission for approval.

There was no further discussion of this petition.

**PLANNER**

Solomon Fortune (704) 336-8326