

## Public Hearing 1: Conditional District Rezoning - 5324 Wrightsville Ave. (CD-7-226)

Mr. Zac Smith, Planner I, presented an overview of the request to rezone the property containing .386 acres +/- located at 5324 Wrightsville Avenue from R-15 Moderate-density single-dwelling district to R-5 Medium Density mixed residential district (Conditional District).

The proposal included:

- Subdividing an existing lot into two conforming lots to be rezoned to R-5 zoning district.
- The construction of a new single-family dwelling with an attached accessory dwelling unit (ADU) on the property facing Wrightsville Ave.
- The existing single-family dwelling with attached accessory dwelling unit will now front Park Avenue.

Staff identified concerns related to:

- Inconsistency with the predominant setback patterns along Wrightsville Avenue
- Placement of a new structure in front of an existing dwelling
- Potential impacts to critical root zones of the existing mature trees
- Deviation from prior rezoning patterns in the area, which placed new development to the rear of existing structures

Commission members asked clarifying questions related to:

- Setback standards and restrictions for the existing R-15 and proposed R-5 zoning districts
- Building orientation and frontage standards
- Zoning allowances

The applicant, Cindee Wolf provided a brief presentation which focused on site constraints due to the orientation and location of the existing structure. She noted efforts to:

- Increase setback beyond minimum requirements
- Tree preservation
- Improve streetscape appearance

Commissioners asked for additional information from the applicant regarding:

- Requirements for attached versus detached accessory dwelling units
- Tree preservation
- Building orientation for both the proposed new structure and the existing structure that would front Park Ave.
- Parking for both lots
- Sidewalk installation along Wrightsville Avenue

Chairman Lennon opened the public hearing after each Commissioner had concluded their questions. The public hearing was closed as no one was present to speak on the proposed request, and no written comments had been received by staff.

Commissioners discussed the proposed request acknowledging staff's concerns but overall supported the request. They cited the following reasons for supporting the request:

- “Gentle density”
- Compatible infill
- Existing variations in setbacks in development patterns
- Seagate Small Area Plan
- Tree preservation

### Motion and Vote

Vice-Chair Adams MOVED to recommend approval of the proposed amendments as presented. The motion was SECONDED by Commissioner Cofer and PASSED by a vote of 5-0.

DRAFT