

Title: Rezoning Z-43-24: Athens Drive, at the intersection of Athens Drive and Athena Woods Lane/Jaguar Park Drive (District D)
Meeting Date: July 1, 2025
Meeting Type: City Council Meeting - First Tuesday - Afternoon & Evening Sessions
Department: Planning and Development
Sponsor: Hannah Reckhow

Agenda Content:

Rezoning Z-43-24: 1321 & 1405 Athens Drive, being Wake County PINs 0783554709 and 0783555672

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Current Zoning: Residential-4 with Special Residential Parking Overlay District (R-4 w/ SRPOD)

Requested Zoning: Residential Mixed Use-3 stories-Conditional Use with Special Residential Parking Overlay District (RX-3-CU w/ SRPOD)

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Approximately 2.62 acres are requested to be rezoned by Arthur and Anya Gordon. Proposed conditions would prohibit the following uses: eating establishment, cemetery, outdoor sports facility, and retail store.

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The request is inconsistent with the Future Land Use Map.

The request is consistent with the 2030 Comprehensive Plan.

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On June 3, 2025, City Council opened the public hearing for this item and received a full staff presentation on the rezoning request. At that meeting, City Council deferred action to their July 1, 2025, meeting to allow time for the applicant to revise the request. For public comment, there are 3:33 minutes remaining for those in support and 3:26 minutes remaining for those in opposition.

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The applicant submitted unsigned revisions on June 19, 2025, adding three new conditions which would require a minimum 20-foot side yard setback, fencing, and tree and shrub plantings between the site and two abutting properties to the east; limit the maximum number of units to 30; and limit the maximum building height to 45 feet. The other condition remains unchanged. Provided signatures are received by June 27, 2025, City Council may consider these revisions when making their determination at public hearing.

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Planning Commission recommends approval (5-3), with an additional recommendation that City Council consider the applicant add additional setbacks. In terms of opposed votes, Commissioner Peeler said he was supportive of increased density near schools, but noted the request was inconsistent with the Future Land Use Map and upzoning the property would not set a good precedent. Commissioner Omokaiye said she appreciated that the site was near transit, but was concerned about parking and traffic impacts and inconsistency with the FLUM. Commissioner Burnett did not specify a reason for his vote.

Recommended Action: Resume the public hearing. At the conclusion of the public hearing, City Council may choose to act on the case or defer for further review. Alternately, the City Council may choose to continue the public hearing to a future date. The appropriate consistency statements are included in the agenda materials. If Council acts on the case, any ordinance approved shall be adopted this day and shall become effective five days following a favorable vote.