



Legislation Details (With Text)

File #: 18-379

Type: Zoning Matters (Non-Consent) **Status:** Passed

File created: 10/7/2018 **In control:** Building and Development Services

On agenda: 11/13/2018 **Final action:** 11/13/2018

Enactment date: 11/13/2018 **Enactment #:** 2018-278

Title: Commissioner Chad Brown - Planning/Development Services - Parallel Conditional Use Permit (PCUP): PCUP 18-01 Patricia T. Vaughan (Applicant), Property Parcels: 226220, 167219 and 201957, Located at 4739 & 4743 Dallas High Shoals Hwy, Dallas, NC, Request for a PCUP Zoning District from the (R-1) Single Family Limited Zoning District with the (US) Urban Standards Overlay to the (CU/C-1) Conditional Use / Light Commercial Zoning District with the (US) Urban Standards Overlay (PCUP) in order to allow Business Services (Small Business/Accounting)

Sponsors: Chad Brown

Indexes: PCUP

Code sections:

Attachments: 1. Adopted 2018-278, 2. Resolution, 3. All Maps, 4. Background Info - PUCP 18-01, 5. PowerPoint Presentation - PCUP 18-01

Date	Ver.	Action By	Action	Result
11/13/2018	1	Board of Commissioners	approved	Pass

Commissioner Chad Brown - Planning/Development Services - Parallel Conditional Use Permit (PCUP): PCUP 18-01 Patricia T. Vaughan (Applicant), Property Parcels: 226220, 167219 and 201957, Located at 4739 & 4743 Dallas High Shoals Hwy, Dallas, NC, Request for a PCUP Zoning District from the (R-1) Single Family Limited Zoning District with the (US) Urban Standards Overlay to the (CU/C-1) Conditional Use / Light Commercial Zoning District with the (US) Urban Standards Overlay (PCUP) in order to allow Business Services (Small Business/Accounting)

STAFF CONTACT:

David L. Williams - Planning Director - 704-866-3473

BACKGROUND:

Chapter 5 of the County Unified Development Ordinance provides for issuance of a Conditional Use Permit for parcels which have been zoned as a Conditional Use district. A quasi-judicial public hearing is required which allows for sworn testimony before the Board of County Commission and Planning Board prior to consideration of the Conditional Use Permit. Planning Board recommendation and Board of Commission approval or disapproval on Parallel Conditional Use district map amendments, with recommendation on same by the Planning Board and final approval or disapproval shall be based on four findings (outlined in the ordinance) made on factual evidence provided through the public hearing process. Patricia T. Vaughan (applicant), applied for a zoning map change from (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to a (CU/C-1) Conditional Use / Light Commercial Zoning District with (US) Urban Standards Overlay with the issuance of Parallel Conditional Use Permit (PCUP) for Business Services (Small Business/Accounting). Said property consists of approximately 2.84 acres, located at 4739 & 4743 Dallas High Shoals Hwy, Dallas, NC, in the Dallas Township. A joint public hearing was advertised for and held on November 13, 2018 to take sworn testimony relating to issuance of a Conditional Use Permit, with the public hearing comments being on file in the Commission Clerk's Office.

POLICY IMPACT:

N/A

ATTACHMENTS:

Resolution - PCUP 18-01; Maps - PCUP 18-01