



Legislation Details (With Text)

File #: 20-130
Type: Zoning Matters (Non-Consent) **Status:** Passed
File created: 3/5/2020 **In control:** Building and Development Services
On agenda: 7/28/2020 **Final action:** 7/28/2020
Enactment date: 7/28/2020 **Enactment #:** 2020-199
Title: Commissioner Philbeck - Planning & Development Services - Zoning Map Change: Conditional District CD20-01, CH Land Company LLC (Applicant); Property Parcels 172387, 172379, 172378, 172377, and 172375, Located at Old Dallas Hwy., Dallas, NC, Rezone from the (RS-8) Single Family 8,000 square feet Zoning District to the (CD/RS-8) Conditional District/Single Family 8,000 square feet Zoning District
Sponsors: Tracy L. Philbeck
Indexes: Zoning
Code sections:
Attachments: 1. Adopted 2020-199, 2. Resolution, 3. All Maps, 4. Background Info. - CD20-01, 5. Presentation - CD20-01, 6. Presentation - CH Land Company LLC (Applicant)

Date	Ver.	Action By	Action	Result
7/28/2020	1	Board of Commissioners	approved	Pass

Commissioner Philbeck - Planning & Development Services - Zoning Map Change: Conditional District CD20-01, CH Land Company LLC (Applicant); Property Parcels 172387, 172379, 172378, 172377, and 172375, Located at Old Dallas Hwy., Dallas, NC, Rezone from the (RS-8) Single Family 8,000 square feet Zoning District to the (CD/RS-8) Conditional District/Single Family 8,000 square feet Zoning District, in Order to Allow a (163) Lot Residential Development

STAFF CONTACT

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

BACKGROUND

Chapter 5 of the Unified Development Ordinance requires a public hearing by the Planning Board and Commission, with recommendation by the Planning Board prior to consideration for final action by the Commission. CH Land Company LLC (Applicant), applied for a zoning map change from the (RS-8) Single Family 8,000 square feet Zoning District to the (CD/RS-8) Conditional District/Single Family 8,000 square feet Zoning District, in order to allow a (163) lot Residential Development. Said property consists of approximately 64.61 acres to be rezoned with this request, located at Old Dallas Hwy., Dallas, NC in the Dallas Township. A joint public hearing was advertised for and held on July 28, 2020, with Public Hearing comments being on file in the Board of Commission Clerk's Office. Planning Board recommendation was provided on the same date, and the Commission is requested to consider the public hearing comment, Planning Board recommendation and other pertinent information; then (approve), (disapprove) or (modify) the map change.

ATTACHMENTS

Resolution - CD20-01; Maps - CD20-01