

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 11-SF-24-C **Related File Number:** 11-E-24-SU
Application Filed: 10/1/2024 **Date of Revision:**
Applicant: HOMESTEAD LAND HOLDINGS, LLC

PROPERTY INFORMATION

General Location: East of North Gallaher View Road, north side of Mars Hill Road
Other Parcel Info.:
Tax ID Number: 106 P A 036, 037 **Jurisdiction:** City
Size of Tract: 4.31 acres
Accessibility: Access is via N Gallaher View Drive, a minor arterial street with a pavement width of 75 ft within a right-of-way ranging between 225 ft and 300 ft. Access is also via Mars Hill Road, a local street with a 23-ft pavement width within a 52-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential, Agriculture/Forestry/Vacant Land
Surrounding Land Use: North: Single-family residential, public/quasi-public land (remnant right-of-way) - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)
South: Agriculture/forestry/vacant land - RN-1 (Single Family Residential Neighborhood), HP (Hillside Protection Overlay)
East: Single-family residential, agriculture/forestry/vacant land - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)
West: Multifamily residential, commercial - RB (General Residential) in the County, C-G-1 (General Commercial) in the City
Proposed Use: Townhouse subdivision **Density:** 5.57 du/ac
Planning Sector: Northwest City **Plan Designation:** MDR (Medium Density Residential), SP (Stream Protection),
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 962 N GALLAHER VIEW RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-4 (General Residential Neighborhood), HP (Hillside Protection Overlay), (C) (Previously Approved Plan District)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: MDR (Medium Density Residential), SP (Stream Protection), HP (Hillside Ridgetop Protection)

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: 962 N Gallaher View Subdivision

No. of Lots Proposed: 24 No. of Lots Approved: 0

Variances Requested: Variance to reduce minimum sag K value from 25 to 15 at stop controlled intersection.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Samiul Haque

Staff Recomm. (Abbr.): Withdraw the application, as requested by the applicant.

Staff Recomm. (Full):

Comments:

Action: Withdrawn

Meeting Date: 11/14/2024

Details of Action:

Summary of Action:

Date of Approval:

Date of Denial:

Postponements:

Date of Withdrawal: 11/14/2024

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: