

RZ-04-2016-23758  
RZ 2016-02

**Catawba County Rezoning/Ordinance Text Amendment Application**

Applicant James R Davidson Phone # 704-363-3107  
Applicant's Fax 704-483-8288 Applicant's Email jrdtct@yahoo.com  
Applicant's Mailing Address: 11908 Cupworth Ct. City, State, Zip Huntersville, NC 28078  
Property Owner: Lake Norman RV Resort, LLC Phone # 704-363-3107  
Property Owner's Mailing Address: 6738 E. NC 150 Hwy City, State, Zip Sherrills Ford, NC 28673  
Parcel 911 Address: 6738 E. NC 150 Hwy, Sherrills Ford, NC PIN# 369608798176  
Subdivision Name and Lot # Lake Norman Motor Coach Resort  
Current Zoning District County - PD Proposed Zoning District County - PD Amendment

Type of Rezoning Application:

- General Rezoning**
  - The general information listed below shall be submitted with the rezoning application.
- Planned Development Rezoning**
  - All information contained in the Planned Development Chart of the Procedures Manual is to be shown on a plan submitted with the application and the general information below.
- Special District Rezoning**
  - All information contained in the Special District Development Chart of the Procedures Manual is to be shown on a plan submitted with the application and the general information below.
- Conditional District Rezoning**
  - All information contained in the Conditional District Development Chart of the Procedures Manual is to be shown on a plan submitted with the application. The complete application includes the general information below and specific development conditions substantially agreed to by the staff and applicant as well as a development agreement if applicable.
- Manufactured Home Park Rezoning**
  - All information contained in the Manufactured Home Park Development Chart of the Procedures Manual is to be shown on a plan submitted with the application and the general information below.
  - Proposed Park Name \_\_\_\_\_
- Ordinance Text Amendment**
  - Submit general information listed below.

**General Information to be attached:**

- If a portion of an existing parcel is requested to be rezoned, a survey of the portion of the parcel(s) covered by the proposed amendment at a scale no smaller than 1 inch equals 200 feet, on a 18x 24 inch map and one 8x 11 inch map (30 copies).
- Submittal of 30 copies of each map including digital copies in .pdf or .jpg format.
- If applicable, a legal description of such land
- If applicable, a detailed statement of any alleged error in the Unified Development Ordinance which would be corrected by the proposed amendment, and a detailed explanation of the manner the proposed amendment will correct the alleged error.
- A detailed statement of all other circumstances, factors, and reasons, which applicant offers in support of the proposed zoning map or text amendment.
- Filing Fee: Per Catawba County Fee Schedule

Applicant's Signature [Signature] Date 4/28/16  
Property Owner's Signature [Signature] Date 4/28/16



# Lake Norman RV Resort

6738 E. NC 150 Hwy ~ Sherrills Ford, NC 28673

April 28, 2016

Mr. Chris Timberlake  
Catawba County Planning  
Newton, NC

Subject: Zoning Amendment

Mr. Timberlake,

I've attached a revised site plan showing improvements I'd like to implement over next ten years at Lake Norman RV Resort. These improvements include addition of RV Park Models, Swimming pool, RV Storage Facility, Concession Stand and additional Parking Lot.

The RV Park opened in June 2008. The Resort has been consistently rated in top 2.5% of all RV Parks in the US. Modern, clean, secure facilities, desirable location and excellent service are key contributors to this recognition/rating.

Result has been growing demand for added facilities and amenities. Resort routinely has waiting lists during summer months, and always on holidays.

These requested improvements will allow the Resort to respond to demands of market and remain a top resort in US.

Customers from Ireland, Canada, out of state, as well as locals are seeking storage facilities for their motorhomes. RV Park Models are being added due to demand of people wanting to vacation at a facility on the lake without having to own an RV. These additions will require additional parking. Concession stand is being added to complement the RV Bar and offer resort guests fresh cooked food. Swimming pool has been consistent request of guests since resort opened in 2008.

Again, I've attached a colored site plan drawing showing the planned improvements. My understanding David DeCaron, Piedmont Engineering, has e-mailed a digital copy to your attention. If not, kindly let me know. I've also attached a drawing of the RV Storage facility, front and side elevations.

I appreciate your advice and continued support of Lake Norman RV Resort.

Any questions or need any other information, documents kindly let me know.

Sincerely



James R Davidson  
Owner, LNRVR  
[jrdtctc@yahoo.com](mailto:jrdtctc@yahoo.com)  
704-636-3107 cell

