

Catawba County Rezoning/Ordinance Text Amendment Application

Applicant Venture Properties VII, LLC Phone # 336-667-8000
Applicant's Fax 336-667-8001 Applicant's Email savanna@vpdevelopment.com
Applicant's Mailing Address PO Box 843 City, State, Zip Wilkesboro NC 28697
Property Owner Sherry Kenworthy Phone # _____
Property Owner's Mailing Address 5290 36th St Drive NE City, State, Zip Hickory NC 28601
Parcel 911 Address 4816 River Bend Rd 28610 PIN # 37319503942
Subdivision Name and Lot # Country Side Estates 4/A
Current Zoning District R-30 Proposed Zoning District RC

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 _____

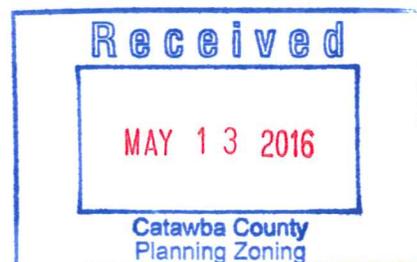
Ordinance Text Amendment

- 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 18 x 24 inch map and one 8 x 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 Savanna R. Tice Date 5-12-16
Property Owner's Signature Sherry A. Kenworthy Date 5-12-16



RZ-05-2016-23850

RZ-2016-03

Catawba County Rezoning/Ordinance Text Amendment Application

Applicant VENTURE Properties VII, LLC Phone # 336-667-8000
Applicant's Fax 336-667-8001 Applicant's Email savanna@ypdevelopment.com
Applicant's Mailing Address PO Box 843 City, State, Zip Wilkesboro NC 28697
Property Owner Sherry Kenworthy Phone #
Property Owner's Mailing Address 5290 36th St Drive NE City, State, Zip Hickory NC 28601
Parcel 911 Address 4796 River Bend Road 28610 PIN # 37541950243
Subdivision Name and Lot # Country Side Estates 3/A
Current Zoning District R-30 Proposed Zoning District RC

Type of Rezoning Application:

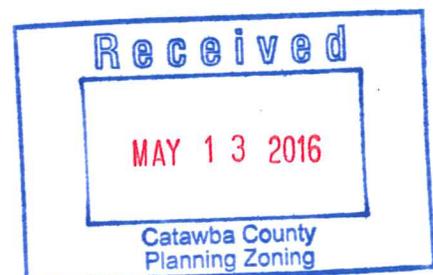
General Rezoning

- The general information listed below shall be submitted with the rezoning application.
Planned Development Rezoning
Special District Rezoning
Conditional District Rezoning
Manufactured Home Park Rezoning
Ordinance Text Amendment

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 18 x 24 inch map and one 8 x 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 Savanna R. Fied Date 5-12-16
Property Owner's Signature Sherry H. Kenworthy Date 5-12-16





June 14, 2016

Catawba County
Planning and Parks Department
Attn: Chris Timberlake
100 A SW Blvd.
Newton, NC 28658

RE: Rezoning Request for Parcel Ids 375419502943 and 375419503942

Mr. Timberlake,

Venture Properties VII, LLC is requesting a zoning change from R-30 to RC for two lots located off River Bend Road in the Oxford Park community. The lots are identified by parcel IDs 375419502943 and 375419503942. These two lots are adjacent to a third lot with parcel ID 375419501904 which is currently zoned RC. Rezoning of the subject parcels will create a contiguous RC zoned lot at the intersection of River Bend Road and NC Hwy 16 N. Such a lot will be consistent with existing RC zoned properties to the west directly across NC Hwy 16 N and HC zoned property to the north directly across River Bend Road. Reclassification to RC rather than nearby HC is being requested to maintain continuity with the adjacent parcel and provide a superior transition to the adjacent residential properties. Preliminary discussions with regulatory agencies having jurisdiction over development of the property have not identified any public safety or environmental concerns.

Staff from Venture Properties VII, LLC and their consultants will be present at all board meetings and public hearings to address any concerns.

Thank you.

Justin Church, PE

