

10 AM



Catawba County Rezoning/Ordinance Text Amendment Application

Applicant CLAUDE GAGNE Phone # 828-781-9875
Applicant's Fax _____ Applicant's Email CLAUDEHAGNE@GMAIL.COM
Applicant's Mailing Address 471 14TH AVE NE City, State, Zip HICKORY, NC 28601
Property Owner TURBAYEILL FAMILY Phone # 828-310-2569
Property Owner's Mailing Address 4641 S. OLIVERS AVE City, State, Zip MAIDEN, NC 28658
Parcel 911 Address 5291 ENC 150 HWY PIN # 368617214947
Subdivision Name and Lot # _____
Current Zoning District AGRICULTURAL Proposed Zoning District HIGHWAY COMMERCIAL

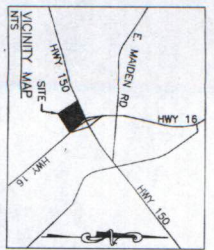
Type of Rezoning Application:

- ☐ **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 Name (Printed) CLAUDE GAGNE 828-781-9875
Applicant's Signature Claude Gagne Date 2-10-24
Property Owners Name (Printed) DANISKEE TURBAYE JR
Property Owner's Signature Ardis Regina Pate Date 1/30/24
Narrier Lee Turbelle Jr
Ardis Regina Pate 1/30/24



- LEGEND:**
- CANOPY TREE
 - UNDERSTORY TREE
 - EVERGREEN TREE
 - SHRUB

PARKING:
 STORE 1/350SF
 RESTAURANT 1/100SF
 SUBTOTAL 20
 10% EXTRA 3
 TOTAL SPACES 35
 ACCESSIBLE SPACES 2

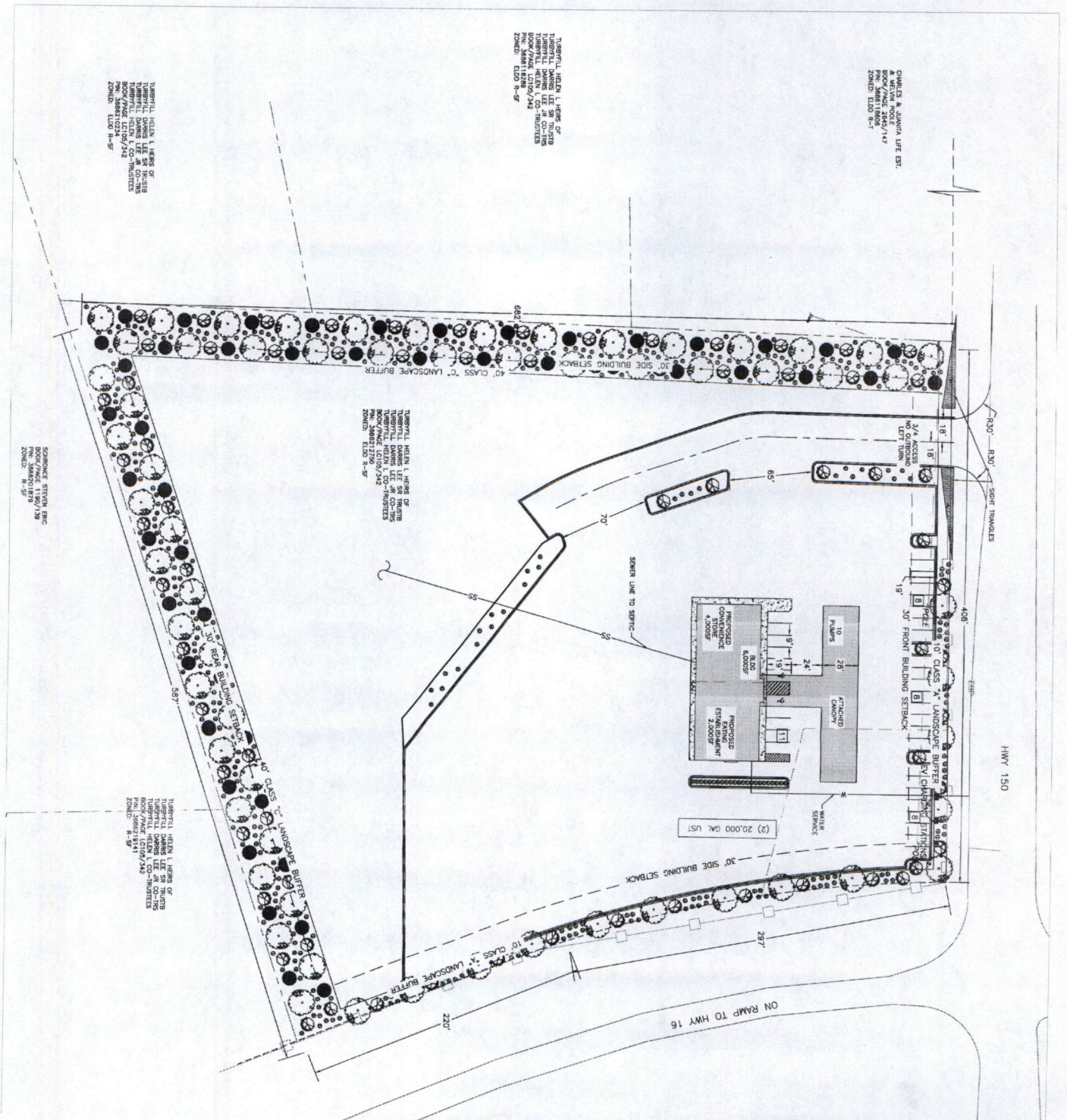
CHARLES & ALANNA LITE EST.
 200 S. MAIN ST. SUITE 100
 RAY, NC 27047
 ZONED: ELD 8-1

TURBYFILL, HELEN L. HIRSH OF
 TURBYFILL DARRIS LEE SR. TRUST
 TURBYFILL, HELEN L. HIRSH OF
 TURBYFILL DARRIS LEE SR. TRUST
 200 S. MAIN ST. SUITE 100
 RAY, NC 27047
 ZONED: ELD 8-1

TURBYFILL, HELEN L. HIRSH OF
 TURBYFILL DARRIS LEE SR. TRUST
 TURBYFILL, HELEN L. HIRSH OF
 TURBYFILL DARRIS LEE SR. TRUST
 200 S. MAIN ST. SUITE 100
 RAY, NC 27047
 ZONED: ELD 8-1

SOUNDKING STATION INC.
 200 S. MAIN ST. SUITE 100
 RAY, NC 27047
 ZONED: ELD 8-1

TURBYFILL, HELEN L. HIRSH OF
 TURBYFILL DARRIS LEE SR. TRUST
 TURBYFILL, HELEN L. HIRSH OF
 TURBYFILL DARRIS LEE SR. TRUST
 200 S. MAIN ST. SUITE 100
 RAY, NC 27047
 ZONED: ELD 8-1



SITE PLANS FOR:
TURBYFILL PARCEL
 MAIDEN, NC PIN: 3686212750



PROJECT NO.	22-280
DATE	MAY 9, 2023
DESIGNED BY	SEW
CHECKED BY	DS
NO.	1
SCALE	AS SHOWN
SHEET NO.	1
LAYOUT	



SHABELDEEN ENGINEERING
 Ethics • Integrity • Engineering

Civil Environmental P: (828) 320-7252
 Stormwater/Erosion Control F: (828) 394-4126
 Construction Management License No. C-2946

HICKORY, NC