

May 1, 2024

Chris Timberlake
Planning & Parks Director
Catawba County, North Carolina
25 Government Drive, Newton, NC 28658

RE: Big A Ranch, LLC Rezoning Petition For Area 2, Terrell Town Center

Dear Mr. Timberlake,

We have been speaking regarding the Terrell Town Center projects for several months now and we are submitting the aforementioned rezoning request per your recommendation.

As we have discussed, the viability of having multifamily on top of retail in current market conditions and in the current lending environment is very rare and extremely difficult to coordinate and bring to fruition. As it specifically relates to the Nugget Venture's parcel, which is Area 2, in the Terrell Town Center project, this immediate area already has a healthy mix of residential and other uses built and is perfectly situated to being a single use commercial project. The site is too small to be a mixed-use project and in the current market environment the small number of 50 residential units that are currently contemplated for the site do not provide for enough density to make the residential portion of the site a viable option for development.

There are more than enough residential units in the area, including the townhouses that are already completed directly adjacent to our property. The area, as you have mentioned is in need of retail to support the residents that have already moved to the area as well as those who are moving into the area. Traffic on Hwy 150 taking all of the residents in this area to Mooresville is only exacerbating the already bad traffic along Hwy 150.

Our request in this rezoning is simple, to remove the residential units contemplated in Area 2, so that we can build the commercial project substantially similar to what is already approved without the need to residential units on top of the retail.

Sincerely,

Afshin Ghazi

704.968.7888