



Catawba County Rezoning/Ordinance Text Amendment Application

Applicant BIG A RANCH LLC Phone # 704-968-7888
Applicant's Fax N/A Applicant's Email AFSHIN@THEGHAZI.COM
Applicant's Mailing Address 5131 GORHAM DR City, State, Zip CHARLOTTE, NC 28226
Property Owner NUGGET VENTURES LLC Phone # 804-437-1384
Property Owner's Mailing Address 3653 MELICA DR City, State, Zip TERRELL, NC 28682
Parcel 911 Address 9247 SHERRILLS FORD RD, TERRELL PIN # NC 28682
Subdivision Name and Lot # N/A
Current Zoning District PD-CD Proposed Zoning District PD-CD

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) AFSHIN GHAZI

Applicant's Signature [Signature] Date 5/9/24

Property Owners Name (Printed) JEFFERY MULLINS

Property Owner's Signature [Signature] Date 5/9/24