



Catawba County Rezoning/Ordinance Text Amendment Application

Applicant Afshin Ghazi 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 Michael Dennis & Diane Roth / HMS Siblings LLC Phone # 704-968-7888
Property Owner's Mailing Address 7921 E NC 150 Hwy City, State, Zip Terrell, NC 28682
Parcel 911 Address 7921 E NC 150 Hwy PIN # _____
Subdivision Name and Lot # The Farm South
Current Zoning District R-20, 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~~ ²⁰ 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 \$720

Applicant's Name (Printed) Afshin Ghazi
Applicant's Signature [Signature] Date 3/18/26
Property Owners Name (Printed) MICHAEL & DIANNE ROTH
Property Owner's Signature [Signature] Date 3/18/26
[Signature] 3/18/26