

Catawba County Planning Department
25 Government Drive
Newton, NC 28658

Re: Rezoning Application, 3217 S. NC 16 Hwy

To Whom It May Concern,

Ge Yang and Mai See Cindy Vang, is pleased to submit to the Catawba County Planning Department an application for the rezoning of 3217 S. NC 16 Hwy, Maiden, NC 28650. The subject parcel encompasses 5.18 Acres of land undeveloped. It is labeled with Parcel ID: 366801189912. We believe that this property is a candidate for rezoning to the classification Highway Commercial (HC) due to the proximity of the property to other intersection of Balls creeks road and NC 16 Hwy, and the potential change in circumstances regarding the uses near the intersection. This property is currently in the Plan recommendation within Catawba County.

The parcel ID: 366801189912 of the address 3217 S. NC 16 Hwy has enough length to make a pavement for deceleration and acceleration within the 60 ft. of access and not slow down traffic. The 60 ft. of access is best to be the centered within the property of 3217 S NC 16 Hwy of the frontage road due to having 575 ft. of length of its property.

Based on the Balls Creek Small Area Plan for development, the property we submit for rezoning, the future use plan shows a "neighborhood commercial" development. Moreover, one of the guiding principles of the Development Plan was to provide more job opportunities in Maiden of Catawba County through an increase in commercial sites.

For these reasons, we feel that our property is an excellent fit for rezoning to Highway Commercial, to reflect a use of the property more in line with the changing conditions in the area, and to bring the property in line with county's future vision. We appreciate your consideration in this matter and are happy to answer any questions you may have.

Sincerely,



Ge Yang and Mai See Cindy Vang